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This indenture made this 25th day of January A.D. 1921 by and between George A. Anderson and Maggie J. Anderson, his wife of the County of Douglas and State of Mansas, party of the first, part, and The Travelers Insurance Company a cor-portation organized and existing under the laws of the Btate of Connecticut, party of

Witnesseth, that the said party of the first part, in consideration of the sum of Eight Thousand and no/100 Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and con-firm unto the said party of the second part, its successors and assigns, all of the following described real estate, situate in the County of Douglas and State of Kansas to wit:

The Northeast quarter of Section Twenty Eight (28); and the Northwest Quarter of Section Twenty two (22); all in township twelve (12) Range Eighteen (18) East of the Sixth Principal Meridian and containing Three Hundred twenty (320) Acres, more or less.

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To have and to Hold the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption and every contingent right or estate therein, unto the said party of the second part, its successors and assigns, forever; the intention being to convey an absolute title in fee to said premises. And the said party of the first part do hereby covenant and agree that at the delivery hereof, they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

persons whomsoever. Provided, however, that if the said party of the first part shall pay, or cause to be paid, to the sud party of the second part, its successors or assigns, the principal sum of (SEODO.CO) Eight Thousand and no/100 Dollars, with interest thereon from February 1st 1921 at the rate of six and one half (62) per cent. per 30 \$ annum, payable on the first day of February and in each year, together with interest at the rate of ten per cent.per amoun on any instalment of interest which shall not have been paid when due, and on said principal sum after the same becomes 3 due or payable, according to the tenor and effect of a promissory note, bearing even à date herewith, executed by the said party of the first part and payable to the order of the said The Travelers Insurance Company, at its office in Hartford, Connecticut, and shall perform all and singular the covenants herein contained, then this mortgage to be void, otherwise to remain in full force and effect. -t:

And the suid party of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs, expenses, and charges, other then attorney's fees incurred and paid by the said party of the Second part, its successors or assigns, in collecting the amount due hereunder, or in maintaining the priority of this mortgage; and the said party of the second part, or iTs assigns, shall, at its or their optionbe entitled to be subrogated to any lien, claim or demand, paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage.

And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied to pay all legal taxes and assessments levied under the laws of the State of Kansas, on said premises, or on this mortgage, or on the note or debt hereby secured, or on the lien created by this instrument, before any penalty for non-payment attaches hereto, to abstain from the commission of waste on said premises; to keep the buildings thereon in good repair and insured to the \$..... in insurance companies acceptable to the said party of the second part, ete, its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof, and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent. per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured.

And the said party of the first part do further covenant and agree that in case of default in the payment of any instalment of interest or in the performance of any of the covenants or agreements herein contained, then or at any time therebuck telefter during the continuance of such default the said party of the second part, its successors or assigns, may at its or their option, without notice, declare the entire debt hereby secured immediately due and payable and thereupon, or in case of default in payment of said promissory note at maturity, said party of the second part, its successors or essigns, shall be entitled to the immediate possession of said premises and may proceed to foreclose this mortgage and, in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or its assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises by receiver or otherwise as they may elect. Said possession shall in no manner prevent or retard the party of the second part in the collection