73 rights and benefits accruing or to accrue to them under all oil, gas or mineral leases on said premises. This assignment to terminate and become null and void upon the release of this mortgage. In witness whereof, The said parties of the first part have hereunto subscribed their names and affixed their seals, on the day and year above mentioned. Charles J. Custard, (Seal) Bess Custard. (Seal) State of Kansas, Douglas County, ss. Ee it remembered, that on this 26 day of Feb. A.D. 1921, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Charles J. Custard and Bess Custurd, his wife to me personally known to be the same persons who executed the fore going instrument, and duly acknowledged the execution of the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written. A. E. Wilson. (L.S.) Notary Public. Commission expires 18th Jan. 1925. Edille Northruph Register of Deeds, Jurne Flore Recorded March 1, 1921. At 10:00 o'clock A.M. RELEASE. Know all men by these presents, That The Chicago Lumber Company, a partnership, in consideration of full payment of the debt secured by a mortgage by Charles A. Pressy and Frances A. Pressy, his wife, dated the first day of January, A.D. 1890, which is recorded in Book 22 of Mortgages, page 248, of the records of Douglas, County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released. Dated this 25th day of January A.D. 1921, Chicago Lumber Co., Py Robert Pierce, Member of Firm. State of Kansas, ) 55. Shawnee County, Be it remembered, that on this 25th day of January A.D. 1921 before me C. L. Carlson, a Notary Public in and for said County and State, came The Chicago Lumber Company, by Robert A. Pierce, member of firm, to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same. In witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written. Notary Public. (L.S.) My commission expires Sept. 4, 1922. Recorded March 1, 1921, . Fetuer of Deeds, Firme Alora At 11:45 o'clock A.M. MORTGAGE. Know all men by these presents: That Burk Edwards and Maggie M. Edwards, his wife and E. B. Moore and Ada Frances Moore, his wife of Atchison County, State of Missouri, parties of the first part, hereinafter called the first, party, have mortgaged and hereby mortgage, convey and warrant to Maxwell Investment Company, of Kansas City, Missouri, party of the second part, hereinafter called the second party and to its successors and assigns, the following described real estate in Douglas County, Kansas, to wit: The Southwest Quarter, except 1 acre out of the Northwest corner for school house, Section twenty seven (27) Township Thirteen (13) South, Range Twenty (20) East containing one hundred fifty nine acres, more or less, together with all the improvements thereon and the appurtenances thereunto belonging. This mortgage is given as security for the performance of the covenants and agreements herein, and to secure to Maxwell Investment Company, its successors and assigns, the payment of the sum of Seventy Five Hundred Dollars with interest thereon, according to the terms of one certain promissory note executed and delivered by the first party to the second party, due and payable according to the terms thereof, with interest payable annuall according to the terms of interest coupons therato attached, all of said notes being of even date herewith, payable at the Guaranty Trust Company of Kansas City, Kansas City, Missouri, and each bearing interest at the rate of ten per cent per annum after maturity until paid. The first party hereby covenants and agrees; That they are lawfully seized in fee simple of the real estate here=by conveyed, and that they have a good right to sell and convey the same as aforesaid; that the said real estate is free and clear of all encumbrances and that they and their heirs, executors and administrators will warrant and defend the same unto the said second party, its successors and assigns, against all lawful claims and demands: That they will pay said note or notes hereby secured and interest thereon as the same shall become due and payable; To neither commit nor suffer waste; To pay all taxes and assessments levied upon said real estate, or upon the lien hereby created, by virtue of any law of the State of Kansas, to whomever assessed, before same shall have become delinquent;

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