

RELEASE.

Know all men by these presents, that in consideration of full payment of the debt secured by a mortgage by James C. Schooley and Sarah, his wife to Joseph Parker Cosand and assigned by him Feb. 27, 1909 to Treasurer of the Board of Directors of the Friends University, said assignment being recorded Feb. 27th, 1909 in Mortgage Book 47, page 173, said Mortgage is for \$4000.00 and dated the Second day of January, A.D. 1908, which is recorded in Book 43 of Mortgages, page 614, of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this eighth day of March A.D. 1921.

John M. Newlin,
Treasurer of the Board of Directors of
the Friends University.

(Cor. Seal)

State of Kansas,)
Douglas County,) ss.

Be it remembered, that on this 8th day of March A.D. 1921 before me, Frank E. Banks, a Notary Public in and for said County and State, came John M. Newlin, Treasurer of the Board of Directors of the Friends University 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.

My commission expires November 8th, 1922.

(L.S.)

Frank E. Banks,
Notary Public.

Recorded March 17, 1921,
At 10:00 o'clock A.M.

Edwin D. Nichols
Register of Deeds,
Furness, Kansas
Deputy.

MORTGAGE.

This Indenture, Made this 25th day of January A.D. 1921, by and between Frank O. Wells and Vivian L. Wells, his wife of the County of Douglas and State of Kansas, parties of the first part, and The Pioneer Mortgage Company, a corporation organized under the laws of Kansas, of Topeka, State of Kansas, party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Six Thousand and no/100 Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, do-- by these presents GRANT, BARGAIN, SELL and CONVEY unto the said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Douglas and State of Kansas, to-wit:

The South Half of the Southeast Quarter
of Section Twenty One (21) Township Thir-
teen (13) Range Twenty one (21), less one
(1) acre in South East corner thereof,
East of Sixth Principal Meridian and con-
taining Seventy-nine (79) acres more or
less.

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, unto the said party of the second part, and to its successors and assigns, forever. And the said parties of the first part do-- hereby covenant and agree that at the delivery hereof, they are the lawful owners 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.

Provided, Always, and these presents are upon the following agreements, covenants and conditions, to-wit:

FIRST, That the parties of the first part are justly indebted to the party of the second part in the sum of Six Thousand and no/100 Dollars, according to the terms of one certain mortgage note of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the said sum, and payable to the order of the said party of the second part with interest thereon at the rate of seven per cent. per annum, payable on the first day of October and April in each year; according to the terms of interest notes thereto attached; both principal and interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of America, at the office of THE PIONEER MORTGAGE COMPANY, in Topeka, Kansas, and all of said notes bearing ten percent interest after maturity.

SECOND. That the parties of the first part agree to keep all fences, buildings and improvements on the said premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the buildings which are now or may hereafter be upon the premises unceasingly insured to the amount of \$1200.00 in insurance companies acceptable to the party of the second part with policies payable to it in case of loss to the amount then secured by this mortgage; to assign and deliver to it, with satisfactory mortgagee clauses, all the policies of insurance on said buildings and to pay all insurance premiums when due. In case of loss it is agreed that the party of the second part may collect the insurance moneys or may deliver the policies to the said parties of the first part for collection. At the election of the said party of the second part, the insurance moneys shall be applied either on the indebtedness secured hereby or in re-building.