

MORTGAGE.

This Mortgage, Made this 24th day of January 1922, by ~~and between~~ L. H. Featherston and Lutie G. Featherston, his wife, of the County of Osage and State of Kansas, parties of the first part, to The Davis-Wellcome Mortgage Company, a corporation existing under the laws of the State of Kansas, having its office at Topeka, County of Shawnee and State of Kansas, party of the second part:

Witnesseth, That said parties of the first part, in consideration of the sum of Two Hundred Forty Dollars, to them in hand paid, the receipt of which is hereby acknowledged, do by these presents, Grant, Pargain Sell and convey unto the said party of the second part, its successors or assigns, the real estate situated in the County of Douglas, and State of Kansas, particularly bounded and described as follows, to wit:

The West Half ($\frac{1}{2}$) of the Southeast quarter ($\frac{1}{4}$) of Section Twenty Seven (27) and the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty Four (34), Township Fourteen (14), South of Range Eighteen (18), East of the Sixth Principal Meridian, containing One Hundred Sixty (160) Acres, more or less.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, forever, free and clear of all incumbrance. This mortgage is subject and second to a mortgage executed by the parties of the first part to The Prudential Insurance Company of America, dated January 24th, 1922, to secure the payment of \$4800, covering the above-described real estate.

Provided Always, and these presents are upon this express condition, that whereas, said parties of the first part have this day executed and delivered four certain promissory notes in writing to said party of the second part, each for the sum of \$60.00, due July 31, 1922, January 31, 1923, July 31, 1923 and January 31, 1924, respectively, with interest at ten per cent per annum after maturity until payment, both principal and interest payable at the office of The Davis-Wellcome Mortgage Company, Topeka, Kansas, and it is distinctly understood and agreed that the notes secured by this mortgage are given for and in consideration of the services of said The Davis-Wellcome Mortgage Company in securing a loan for said parties of the first part, which loan is secured by the mortgage hereinbefore referred to and excepted, and the said notes do not represent any portion of the interest on said loan and are to be paid in full, regardless of whether said loan is paid wholly or partly before its maturity.

Now, if said parties of the first part shall pay or cause to be paid to said party of the second part, its successors or assigns, said sum of money in the above described notes mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, or interest or principal of any prior mortgage, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, then the whole of said sum or sums, and interest thereon, shall, by these presents, become due and payable at the option of said party of the second part, and said party of the second part shall be entitled to the possession of said premises, in case of foreclosure, said property may be sold with or without appraisement, and with or without receiver, as the legal holder hereof may elect; and said legal holder may recover interest at the rate of ten per cent per annum from the time of such default in the payment of interest, or in any of the conditions of this contract. Said party of the second part may at its option, make any payments necessary to remove any outstanding title, lien or incumbrance on said premises other than herein stated and sums so paid shall become a part of the principal debt and shall become a lien upon this real estate and be secured by this mortgage, and may be recovered with interest at the rate of ten per cent per annum in any suit for foreclosure.

In witness whereof, The said parties of the first part have hereunto set their hands, the day and year first above written.

State of Kansas, County of Douglas, ss. L. H. Featherston,
Lutie G. Featherston,

Be it remembered, that on this 27th day of January A.D. 1922, before the undersigned, a Notary Public within and for the County and State aforesaid, came L. H. Featherston and Lutie G. Featherston, his wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

My commission expires Nov. 8, 1922.

(L.S.)

Frank E. Banks,
Notary Public.

Recorded Feb. 15, 1922,
At 10:25 o'clock A.M.

E. J. Moschopf,
Register of Deeds,
Gene Buckner,
Deputy.

The following is endorsed on the original instrument:

The debt secured by this mortgage has been paid in full and the same is hereby cancelled and returned to the party of the first part.
27th day of January, 1922.
By Davis-Wellcome Mortgage Company
By Frank E. Banks
Secretary

(Seal)

Recorded March 13, 1922
J. C. Wellcome
Register of Deeds