

and partial payments as shall have been paid, and may recover all amounts, paid by said second party or any holder of said bond for taxes, assessments, insurance and to release or extinguish any statutory liens upon said premises, or to protect the title or possession thereof, with interest thereon as provided herein, and all may be included in the judgment rendered or amount found due in any suit to foreclose this Mortgage and this Mortgage is hereby made to secure all such sums.

It is further stipulated and agreed by the first party that upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and to collect the rents and profits thereof under the direction of the court, without the proof required by the statute, the amount so collected by such receiver to be applied under the direction of the court to the payment of any judgment rendered or amount found due upon the foreclosure of this Mortgage.

In case this Mortgage is foreclosed, the sale thereunder may be made with or without appraisal, at the option of the said second party, its successors or assigns.

In witness whereof, the said first party have hereunto set their hands and seals the day and year first above written.

Revenue stamps affixed
to coupon bond.

A. J. Osborn,
Martha C. Osborn,

Signed in the presence of

State of Kansas,)
Douglas County,) ss.

Be it remembered, that on the 17th day of February 1922, before me a Notary Public in and for said County and State, came A. J. Osborn and Martha C. Osborn, his wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the execution of the same.

Witness my hand and official seal, the day and year last above written.

John C. Emick,
Notary Public.

My commission expires January 13, 1924. (L.S.)

Recorded Feb. 21, 1922,
At 8:50 o'clock A.M.

Estlin Norchup
Register of Deeds,
Lorne Buckner
Deputy.

SECOND MORTGAGE.

A. J. Osborn and Martha C. Osborn, his wife of Douglas County, State of Kansas, first party, for the consideration of \$281.30 do hereby sell and convey to The New England Securities Company, a corporation, second party, its successors or assigns, an indefeasible estate in fee simple absolute in and to the following described real estate in Douglas County, State of Kansas, together with all of the rents, issues and profits which may arise or be had therefrom, to wit:

The Northwest quarter. Also twenty-two (22) acres in the Northeast corner of the southwest quarter described as follows: Beginning at the Northeast corner of said Southwest quarter; thence West 12.17 chains; thence south to Wakarusa Creek Easterly with creek to half section line; thence North to beginning; all in Section eleven (11), Township thirteen (13) South, Range eighteen (18) East of the sixth principal meridian, containing 182 acres more or less as shown by the United States government survey. And we warrant the title against the lawful claims of all persons whomsoever.

This conveyance is junior and subsequent to a mortgage upon the same real estate for \$4000.00 of even date herewith, in which each party is the same as herein.

It is agreed that if a promissory note for \$281.30 payable in seven annual installments (the last installment falling due March 1st, 1929) at the office of said Company, in the city of Kansas City, Missouri, made and delivered this day by the first party to the second party, and secured hereby, be paid according to the terms thereof, and the several coupons named in said prior mortgage be paid as herein provided, and the several agreements made by said party, in said prior mortgage be faithfully performed, then this conveyance shall be void and be released at the expense of the first party or assigns.

If, however, any installment of the said promissory note or any of said coupons become delinquent, or the second party pay out any sum or sums under the terms of said prior mortgage, for insurance, taxes, assessments, or to procure release of statutory lien claims, or the said prior mortgage is paid off in full, then, at the election of said second party, the whole of the balance of said installment note shall become due and shall bear interest at the rate of ten per centum per annum from the date thereof; and to any judgment rendered upon said note there may be added the amount of the said coupons then delinquent, and all the sums so paid for insurance, taxes, assessments, and to release statutory lien claims with interest upon all said sums at the rate of ten per centum per annum, and the proceeds of foreclosure and sale under this mortgage shall be applied in the payment of the entire amount so found to be due; the said installment note secured by this mortgage is given in consideration of services rendered and expenses of second party in and about the making and sale of, and for commissions upon the loan of money to the first party, secured by the prior mortgage mentioned above.