

Forty five Dollars, on the 1st day of March 1930,
 Forty five Dollars, on the 1st day of September 1930,
 Forty five Dollars, on the 1st day of March 1931,
 Forty five Dollars, on the 1st day of September 1931,
 Forty five Dollars, on the 1st day of March 1932,
 with interest thereon from maturity until paid, at the rate of ten per cent, per annum, according to the tenor and effect of the twenty promissory notes of the said mortgagors of even date herewith.

In case of default within ten days in the payment of any of said notes, or any part thereof, when the same becomes due then all of said notes shall become due and payable immediately. The said parties of the first part, agrees to pay all taxes and special assessments of any kind assessed against or due upon said property, as they mature; which may be levied against said property, before delinquency, and upon failure or neglect to do so, such taxes or assessments or any other liens on said property may be paid by said second party, and such payments with ten per cent interest from date thereof, may be collected from the said first parties and shall be secured by these presents. The foregoing conditions, all and singular, being performed according to their natural and legal import, this conveyance shall be void otherwise, to be and remain in full force and effect.

Signed this Second day of February A.D. 1922.

In the presence of

Flora M. Combs,
 R. D. Combs,

State of Kansas,)
 Cowley County,) ss.

On this 13th day of February A.D. 1922 before me, a Notary Public in and for said County, personally came Flora M. Combs, contracting in her own right, and Rollie D. Combs, her husband personally known to me to be the same persons who executed the above instrument and they duly acknowledged said instrument, and the execution thereof to be their free and voluntary act and deed.

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

My commission expires Nov. 29th 1922.

(L.S.)

H. A. McGregor,
 Notary Public.

Recorded Feb. 28, 1922,
 At 3:05 o'clock P.M.

Estelle Northrup,
 Register of Deeds,
John Buchner
 Deputy.

MORTGAGE.

This indenture, made February 2, 1922 by and between Flora M. Combs, contracting in her own right, and Rollie D. Combs, her husband of Cowley County, Kansas, parties of the first part, and E. G. Drake, party of the second part;

Witnesseth, that said parties of the first part in consideration of One thousand (\$1,000.00) Dollars paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby sell and convey unto said party of the second part, his heirs and assigns, the following described real estate, situated in the County of Douglas and State of Kansas, to wit:

The West fractional part of the Southwest quarter of Section Two (2) lying West of the West boundary of Shawnee Indian reservation, and, the Southeast quarter of Section three (3), except right of way of the Kansas City, Topeka, and Western railroad all in township Thirteen (13) South, Range Twenty (20) East of the 6th P.M. containing in all One hundred seventy two and 81/100 acres, according to Government Survey.

To have and to hold said premises, with all appurtenances thereunto belonging, unto said party of the second part, his heirs and assigns forever. The said parties of the first part covenant with the party of the second part, that said parties of the first part are lawfully seized in fee simple of said premises; that they have good right to sell and convey said premises; that said premises are free and clear from all incumbrances; and that they will warrant and defend the title to the said premises unto the said party of the second part, and unto his heirs and assigns forever, against the claims of all persons, and hereby relinquish all marital and homestead rights, and all other contingent interests in said premises, the intention being to convey hereby an absolute title to said premises in fee simple. Provided always, and this instrument is executed and delivered upon the following conditions:

First. That the said parties of the first part shall pay, or cause to be paid, to the party of the second part, his executors, administrators, or assigns, One Thousand (\$1,000.00) Dollars, on the first day of March 1927 with interest thereon until maturity, at the rate stated in the note secured hereby, payable semi-annually, from March 1, 1922 according to the terms of one promissory bond or note with interest notes attached, signed by said parties of the first part, payable to the order of E. G. Drake, and bearing even date herewith.

Second. And said parties of the first part shall promptly pay all taxes and special assessments assessed against or due upon said real estate, as they mature, before delinquency; shall procure, maintain and deliver to second party, his heirs or assigns, insurance on the buildings whereon, to be approved by second party, his heirs or assigns, for not less than \$ none, loss payable to second party, his heirs or assigns, as their interests may appear; and shall keep the buildings and other improvements on said premises in good repair and condition.

The following is endorsed on the original instrument:
 This instrument is duly acknowledged by the parties hereto, and the Register of Deeds is duly authorized to file the same.

Recorded Sep 18th 1925
E. G. Drake
 Register of Deeds