

interest thereon at the rate of ten per centum per annum from the date of such payment, and this Mortgage shall stand as security for all such sums. Should any tax be imposed on this Mortgage or on the indebtedness secured hereby, by or within the State of Kansas, then at the option of the lawful holder of said indebtedness, the whole principal with interest then accrued, and other sums secured hereby, shall at once become due and payable, and the holder may proceed to collect the same by foreclosure of this Mortgage, or otherwise, as such holder may elect.

Now therefore, if the amount of said bond and coupons be paid when due, and all the covenants and agreements of the first party contained herein be faithfully kept and performed then these presents shall be null and void and this mortgage shall be released at the expense of the party making such payment. If, however, the said first party fails to pay any part of the amount of said bond or coupons within twenty days after the same becomes due, or fails to keep and perform any of the covenants and agreements made by her herein, or fails to make any partial payment upon said bond after giving notice that such payment will be made, then it is expressly understood and agreed that the whole sum of money secured hereby shall become due and collectible at once, at the option of the holder of said indebtedness, or any portion thereof, and this Mortgage may thereupon be foreclosed; and in such event it is expressly agreed that the whole amount of said bond shall bear interest from the date thereof at the rate of ten per centum per annum, and the holder thereof may recover the whole amount of said bond with such interest thereon, less the amount of such coupons and partial payments as shall have been paid, and may recover all amounts, paid by said second party or any other 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 appraisalment, at the option of the said second party, its successors or assigns.

In witness whereof, the said first party has hereunto set her hand and seal the day and year first above written.

Agnes H. Crumley,

Revenue stamps affixed to Coupon Bond.

State of Kansas, )

.....County, ) ss.

Be it remembered, that on the 11th day of Mar. 1922, before me a Notary Public in and for said County and State, came Agnes H. Crumley who is personally known to me to be the same person who executed the foregoing instrument of writing and such person duly acknowledged the execution of the same. And the said Agnes H. Crumley further declares herself to be single and unmarried.

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

My commission expires Mar. 20, 1924.

(LS.)

D. C. Asher,  
Notary Public.

Recorded March 13, 1922, )  
At 11:55 o'clock A.M.

*Estley Northrup,*  
Register of Deeds,  
*Ernest Backlund,*  
Deputy.

#### MORTGAGE.

Agnes H. Crumley, single of Shawnee County, State of Kansas, first party, for the consideration of \$250.00 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:

All that part of the south half of the southeast quarter of section sixteen (16) lying South of Wakarusa Creek. Also all that part of the North half of the Northeast quarter of Section twenty-one (21) and the Northwest quarter of the Northwest quarter of Section Twenty-two (22) lying West of Cole Creek; all in Township thirteen (13) South, Range twenty (20) East of the sixth principal meridian, containing 104 acres more or less as shown by the United States Government survey.

And I 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 \$5000.00 of even date herewith, in which each party is the same as herein.

It is agreed that if two promissory notes each for \$725.00 respectively due 3-1-23 and 3-1-24 respectively, with interest from date at 7% per annum payable annually at the office of said company, in the city of Kansas City, Missouri,

See Return Next Page

Recorded - April 24, 1922