

respectively, according to the tenor of the same, and shall well and truly keep and perform all and singular the several covenants and agreements hereinbefore set forth, then this trust shall cease and be void, and the property hereinbefore conveyed shall be released at the cost of the said party of the First Part; but if either one of said notes, or any part thereof, be not so paid at maturity, according to the tenor of the same, or if said taxes, general and special, be not promptly paid when due, or if default be made in due fulfillment of said covenants and agreements, or either of them, then this conveyance shall remain in force, and said party of the Second Part, whether acting in person or by attorney in fact, appointed by instrument in writing, or, in case of death or absence from the county or any other disability, or refusal to act, his successor in this trust, may proceed to sell the property hereinbefore conveyed, or any part thereof, at public vendue, or outcry, at the the front door of the Court House, in said City of St. Louis and State of Missouri, to the highest bidder for cash, first giving twenty days' notice of the time, terms and place of sale, and of the property to be sold, by advertisement published in some newspaper printed in the said City of St. Louis, State of Missouri, and upon such sale shall execute a deed in fee simple of the property sold to purchaser or purchasers thereof, and shall receive the proceeds of such sale out of which he shall pay, First, the cost and expense of executing this Trust, including lawful compensation of said Trustee, and also an auctioneer's fee of Ten Dollars for each parcel of land sold hereunder; and, NEXT, he shall repay to any person or persons who may or shall, under the covenants hereinbefore set forth, have advanced or paid any money for taxes, mechanics' lien or insurance, as above provided, all sums so by him or them advanced and not already repaid, together with interest thereon at the rate of eight per centum per annum from date of such advance till day of payment; and, NEXT, the amount unpaid on said notes, together with the interest accrued thereon, and the remainder, if any, shall be paid to the party of the First Part, or legal representatives. And the said party of the Second part hereby lets said premises to the said party of the First Part and assigns, until this instrument be released and satisfied, or until a sale be made under the provisions of this Deed of Trust, upon the following terms, to wit: The said party of the First Part, and every and all persons claiming or possession such premises or any part thereof, shall pay rent therefor during said term at one cent per month, payable upon demand, and shall and will surrender peaceable possession of said premises, and any and every part thereof sold under said provisions to said party of the Second part, or purchaser thereof under such sale, within ten days after the date of such sale, and without notice or demand therefor. Provided, however, that nothing in this Deed shall be so construed as to prevent the legal holder of said notes, or any one of them, to have and to take every legal step and means to enforce payment of said notes, without having first caused the execution of the Trust herein created.

And the said party of the Second Part covenants faithfully to perform and fulfil the trusts herein created, being liable, however, only for wilful negligence or misconduct.

In witness whereof, the said party of the first part has hereunto set their hand and seal on the day and in the year first above written.

Jas. F. Cornman, (Seal)
Anthony E. Cornman, (wife) Seal)

State of Missouri,)
City of St. Louis,)ss.

On this 2nd day of May 1922, before me personally appeared Jas. F. Cornman and Anthony E. Cornman his wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal at St. Louis Mo. the day and year first above written.

My term expires Oct. 31, 1923. (L.S.)

Daisy B. Ward,
Notary Public.

Recorded May 11, 1922,
At 2:35 o'clock P.M.

Esther M. Ruffin
Register of Deeds,
John Buckner
Deputy.

RELEASE.

Know all men by these presents, that the Inland Security Company, a corporation duly organized under the laws of the State of Missouri, of the County of Jackson, State of Missouri, does hereby acknowledge satisfaction and payment in full of the debt secured by a certain mortgage bearing date the 18th day of February, A.D. 1919, executed by Louis Raymond Graham and Vivian F. Graham, his wife, and recorded in the office of the Register of Deeds of Douglas County, Kansas, in Book 56 of Mortgages, at page 408, and assigned to the Inland Security Company, which assignment is recorded in Volume 57, at page 453.

In witness whereof the said Inland Security Company has caused these presents to be signed by its President and Attested by its Secretary and the corporate seal to be hereto attached the day and year first above written.

H. S. Kelly,
Secretary.

(Corp. Seal)

Inland Security Company,
By C. H. Kirshner, President.