

In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of ten per cent, per annum from date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than.....Dollars, payable in case of loss to mortgagee or assigns, upon the mortgaged indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation.

And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance--fire, tornado, or both-- should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent, per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto.

Said mortgagors hereby assign to KANSAS CITY JOINT STOCK LAND BANK all rents and incomes derived at any and all times from the property mortgaged to secure said note, and hereby authorize the said bank, at its option, to take charge of said property, collect and receipt for all rents and income, and apply the same on all payments, insurance premiums, taxes, assessments, repairs or improvements necessary to keep the property in tenable condition, or other charges provided for in said note, provided said amortization payments are in arrears. This assignment of rents and income to continue in force until the amount of this mortgage is fully paid.

Non-compliance with any of the agreements made herein by mortgagors shall cause the whole debt secured hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required. The exercise of the rights and authority herein granted to the holder of the mortgage indebtedness to pay taxes, take out insurance, collect rents, or perform any other acts in case of default of mortgagors, shall be optional with the holder of said mortgage indebtedness, and not obligatory upon him.

Witness my hand this First Day of September 1922.

Lucretia B. Bigsby

Executed and delivered in presence of
F.W. Hosford.

STATE OF KANSAS)
Douglas County,) SS

On this 30 day of Sept 1922, before the undersigned Notary Public in and for said County and State, personally came Lucretia B. Bigsby, a widow to me known to be the same persons described in, and who executed the foregoing instrument, and acknowledged the execution of the same.

Witness my hand and notarial seal.

Geo W. Kuhne,
Notary Public.

(L.S.)

(My Commission expires Jan 25, 1926)

Recorded October 2nd 1922.

At 1:30 o'clock P.M.

E. M. Mathias Duffer
Register of Deeds.
E. B. Babbitt
Deputy.

AMORTIZATION MORTGAGE.
(Kansas)

This Indenture made this 25th day of September, 1922, between Charles A. WELLS and Lois P. Wells, his wife of the County of Douglas and State of Kansas Part(y-ies) of the first part and THE FEDERAL LAND BANK OF WICHITA, OF WICHITA, KANSAS, party of the second part,

WITNESSETH: that said part(y-ies) of the first part, for and in consideration of the sum of Two Thousand (\$2000.00).....DOLLARS in hand paid, by the party of the second part, receipt of which is hereby acknowledged, ha(S-ve) granted, bargained, and sold, and do(es) by these presents grant, bargain, sell and convey to the said party of the second part, all that certain real estate, situated in the County of Douglas, and State of Kansas, and described as follows to-wit:
Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Fifteen (15), Township Twelve (12) South, Eighteen (18) East of the Sixth Principal Meridian, Containing 40 Acres of land, more or less, according to the Government survey thereof Together with the privileges, hereditaments and appurtenances thereunto belonging, or in any way appertaining.

The said party(y-ies) of the first part do(ES) hereby covenant and agree with said party of the second part, to be now lawfully seized of said premises and to now have good right to sell or convey the same, and that the same are free of all incumbrances, and warrant(s) the title to the same.

The amount secured by this mortgage has been paid in full, and the within mortgage is hereby cancelled, this 5th day of Dec. 1922.
The Federal Land Bank of Wichita

This re- was writ- on the or mortgage
this 12th of Dec 1922
Recorded
Reg. of D
Notary D
Deputy