

shall become due, and the said Grantee or its successors may proceed by foreclosure or any other lawful mode to collect the same, and said Grantee shall be entitled to the possession of said premises and of said property. But the Board of Directors of said Association may, at their option, pay or cause to be paid, the said taxes, charges, insurance, rates, liens and assessments so due and payable, and charge them against said Grantor or assigns, and the amount so paid shall be a lien on said mortgaged premises until the same be paid, and may be included in any judgment rendered in any proceeding to foreclose this Mortgage; but whether they elect to pay such taxes, insurance, charges, rates, liens and assessments, or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then in like manner, the said note and the whole of said sum shall immediately become due and payable. Appraisement waived.

Witness our hands this 2nd day of October, 1922.

The Omicron Chapter of Alpha Chi Omega Society,

By, Bertha W. Wolf, Pres.

(Corp. Seal)

By, Ethel A. Campbell, Sec'y.

State of Kansas, Douglas County, SS.

BE IT REMEMBERED, That on this 6th day of October, A.D. 1922 personally appeared before the undersigned, a Notary Public in and for said County, Bertha W. Wolf, Pres. and Ethel A. Campbell Sec'y of The Omicron Chapter Alpha Chi Omega Society who are personally known to me to be the identical persons whose names are subscribed to the foregoing deed as Grantors, and acknowledged the same to be their voluntary act and deed, and that they executed the same for the purposes therein mentioned.

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

W.M. Clark

(L.S.)

Notary Public.

(My commission expires May 15/23.)

Recorded October 9th 1922.

At 1:55 O'clock P.M.

Estelle Northrup Duffer
Register of Deeds.

E. B. Bell
Deputy.

FIRST MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS:

That Charles E. Ralston and Daisy N. Ralston (his wife) of Douglas County, State of Kansas parties of the first part, hereinafter called the first party, have mortgaged and hereby mortgage, convey and warrant to MAXWELL INVESTMENT COMPANY, of Kansas City, Missouri, party of the second part, hereinafter called the second party, and to its successors and assigns, the following described real estate in Douglas County, Kansas, to-wit:

The North One-half (N- $\frac{1}{2}$) of the Northwest Fractional Quarter (NW- $\frac{1}{4}$) Section Number Thirty (30), Township Number Thirteen South (13-S) Range Number Twenty East (20-E) containing 75 acres, more or less, together with all the improvements thereon and the appurtenances thereunto belonging.

This mortgage is given as security for the performance of the covenants and agreements herein, and to secure to MAXWELL INVESTMENT COMPANY, its successors and assigns, the payment of the sum of..... TWENTY TWO HUNDRED..... Dollars with interest thereon, according to the terms of One certain promissory note executed and delivered by the first party to the second party, due and payable according to the terms thereof, with interest payable..... annually, according to the terms of interest coupons thereto attached, all of said notes being of even date herewith, payable at the GUARANTY TRUST COMPANY OF KANSAS CITY, Kansas City, Missouri, and each bearing interest at the rate of ten per cent per annum after maturity until paid.

THE FIRST PARTY HEREBY COVENANTS AND AGREES:

That they are lawfully seized in fee simple of the real estate hereby conveyed, and that they have a good right to sell and convey the same as aforesaid; that the said real estate is free and clear of all encumbrances and that they and their heirs, executors and administrators will warrant and defend the same unto the said second party, its successors and assigns, against all lawful claims and demands;

That they will pay said note or notes hereby secured and interest thereon as the same shall become due and payable;

To neither commit nor suffer waste;

To pay all taxes and assessments levied upon said real estate, or upon the lien hereby created, by virtue of any law of the State of Kansas, to whomsoever assessed, before the same shall have become delinquent;

To keep the buildings erected and to be erected upon said premises insured against loss by fire and tornado, to the amount of..... Dollars, for the benefit of the second party, its successors and assigns, in an insurance company acceptable to it, and to deliver the said insurance policies and renewal receipts to the said second party; and

Upon failure to comply with either of these conditions, covenants and agreements, it is agreed that the owner of this mortgage may pay the said taxes or assessments, or the cost of such insurance, and the amount so paid shall bear interest at the rate of ten per cent per

Received of Charles E. Ralston and Daisy N. Ralston (his wife) of Douglas County, Kansas, the sum of Twenty Two Hundred..... Dollars, to-wit: \$22.00.00, for the purpose of securing the payment of the sum of Twenty Two Hundred..... Dollars with interest thereon, according to the terms of One certain promissory note executed and delivered by the first party to the second party, due and payable according to the terms thereof, with interest payable..... annually, according to the terms of interest coupons thereto attached, all of said notes being of even date herewith, payable at the GUARANTY TRUST COMPANY OF KANSAS CITY, Kansas City, Missouri, and each bearing interest at the rate of ten per cent per annum after maturity until paid.

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

W.M. Clark
Notary Public.

Recorded October 9th 1922.
At 1:55 O'clock P.M.

Estelle Northrup Duffer
Register of Deeds.

E. B. Bell
Deputy.