

In case of failure of said first party to perform any of these agreements, the said second party or its endorsees or assigns may pay off and procure releases of any such statutory lien claims, may pay any such taxes or assessments, or may effect any such insurance and pay for the same, and may recover of said first party all amounts so paid, and 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 them herein, or fails to make any partial payment upon said 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 holder of said bond or 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 herein 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 appraisal, at the option of the said second party, its successors or assigns.

IN WITNESS WHEREOF, the said first party have hereunto set their hands and seals the day and year first above written.

Signed in the presence of
H.A. Heath

Revenue Stamps Affixed to Coupon Bond.

George A. Anderson
Maggie J. Anderson

STATE OF KANSAS,
Shawnee County,) SS

Be it Remembered, that on the 24th day of October 1922, before me a Notary Public in and for said County and State, came George A. Anderson and Maggie J. Anderson, his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the execution of the same.

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

My commission expires May 24, 1924.

E.C. Seger.
Notary Public.

Recorded October 25th 1922.
At 9:50 o'clock A.M.

Estelle Northrup Duffer
Register of Deeds

C. Babbitt
Deputy.

SECOND MORTGAGE.

George A. Anderson and Maggie J. Anderson, his wife of Douglas County, State of Kansas, first party, for the consideration of \$430.00 does 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, to gether with all of the rents, issues and profits which may arise or be had therefrom, to-wit:

The Northeast quarter of Section twenty-eight (28), Township twelve (12) South, Range eighteen (18) East of the sixth principal meridian, containing 160 acres more or less as shown by the United States government survey. And we 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 \$6000.00..... of even date herewith, in which each party is the same as herein.

It is agreed that if a promissory note for \$430.00 payable in eight annual installments (the last installment falling due January 1st, 1930, at the office of said Company, in the city of Kansas City, Missouri, made and delivered this day by the first party to the second

*The following is endorsed on original instrument.
We have received full payment of all indebtedness secured by the within mortgage, and the same is hereby released.
Filed the 20 day of Dec. 1924.
By The New England Securities Company
By Henry C. Bloom Receiver*

Recorded Dec. 24 1924
Geo. E. McElman