

a sum not less than Two Thousand.....Dollars, payable in case of loss to mortgagee or assigns, upon the mortgage 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 full force until the amount of this mortgage is fully paid.

Non-compliance with any of the agreements made hereby 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 our hand this First day of October 1922.

Executed and delivered in the presence of

Geo. A. Dews,
Mary M. Dews.

A. F. McClanahan.

STATE OF KANSAS)
Douglas County,) SS

On this 31st day of October 1922, before the undersigned Notary Public, in and for said County and State, personally came Geo. A. Dews and Mary M. Dews, his wife 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;

A. F. McClanahan
(L.S.) Notary Public

(My Commission expires Apr. 20, 1925)

Recorded November 1st, 1922.

At 9:35 O'CLOCK A.M.

Estelle Thurnhys Duffer
Register of Deeds
C. Babbitt
Deputy.

KANSAS REAL ESTATE MORTGAGE.

In Consideration of Twelve Thousand and No/100.....DOLLARS John Gress and Emma Gress, his wife of Leecompton, Douglas County, State of Kansas, mortgagors, hereby grant, bargain, sell, convey and mortgage unto KANSAS CITY JOINT STOCK LAND BANK of Kansas City Missouri, a Corporation organized and existing under an Act of Congress of the United States of America known as the Federal Farm Loan Act, with its principal office in Kansas City, in the County of Jackson, State of Missouri, mortgagee, the following described real estate situated in Douglas County, Kansas, to-wit:

The North East Quarter of Section Thirty-three (33), Township Twelve (12), Range Eighteen (18) and the following described tract in Section Twenty-eight (28), Township and Range aforesaid: Beginning at the Southeast corner of the South West Quarter of said Section 28, thence North 116 rods, thence West 88 rods, thence North 44 rods, thence West 72 rods, thence South 160 rods, thence East 160 rods to the place of beginning; also beginning at the Southwest corner of the South East quarter of said section 28, thence East 88 rods, thence North 44 rods, thence West 88 rods, thence South 44 rods to the place of beginning, containing in all Three Hundred Twenty (320) Acres, more or less;

The mortgagors represent that they have fee simple title to said land, free and clear of all liens, and incumbrances, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption.

PROVIDED, That whereas said mortgagors John Gress and Emma Gress, his wife are justly indebted unto said mortgagee in the principal sum of Twelve Thousand.....Dollars, for a loan thereof made by said mortgagee to said mortgagors and payable with interest at the rate specified in and according to the tenor and effect of the certain promissory note executed by said mortgagors, of even date herewith, payable to the order of said bank, both interest and principal being payable on an amortization plan in Sixty-six semi-annual installments, the first installment being due on May First A.D. 1923

ATTEST:
H. C. G. 1-3-23-24-25-26
Register of Deeds

E. JOHN GALLAGHER, Clerk of the District Court of Douglas County, Kansas,
do hereby certify that a judgment of foreclosure of the mortgage herein recorded
was made by said District Court, on the 29th day of October, 1922,
and that said same is duly recorded in Volume 99, at Page 19,
of the Official Record of said County.