

The North Fifty (50) acres of the East Half ($\frac{1}{2}$) of the Southeast quarter ($\frac{1}{4}$) of Section Eleven (11), Township Fifteen (15), Range Nineteen (19), also the Northeast quarter ($\frac{1}{4}$) of said Section Eleven, (11), Township Fifteen (15) Range Nineteen (19) Doiglass County, Kansas.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby ~~make~~ covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances, except a prior mortgage of \$ 6000.00 to The Ottawa Mortgage Co., on NE $\frac{1}{4}$ Sec. 11, Twp. 15, Rg. 19.

First party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises in some company ^{or companies} approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than \$.....Dollars each, and shall deliver the policies to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent. per annum, and this mortgage shall stand as security therefor.

THIS GRANT, is intended as a mortgage to secure the payment of the sum of \$1800.00 Eighteen Hundred.....DOLLARS, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part, and payable on the 20th day of September, 1927, to the order of said second party, with interest thereon according to the terms thereof, payable semi-annually, according to the terms of ten interest notes attached, and all of said notes bearing ten per cent. ~~per~~ interest after due; both principal and interest being payable in lawful money of the United States of America, at the office of THE OTTAWA MORTGAGE COMPANY, in Ottawa, Kansas.

And this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof; and it shall be lawful for the said party of the second part, its successors and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues, and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said first parties or their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal, the day and year last above written.

WITNESSES:

Ethel F. Hall (SEAL)
Rachel E. Hall Kellerman (SEAL)
F. J. Kellerman (SEAL)
M. L. King (SEAL)
Adell M. King (SEAL)

STATE OF NORTH DAKOTA)
Towner County,) SS

Be it Remembered, That on this 16th day of September A.D. 1922, before me, a Notary Public in and for said County and State, came Ethel F. Hall, a single woman, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same. In Witness whereof, I have hereunto subscribed my name, and affixed my official seal on the day and year last above written.

My commission expires Aug. 1st, 1923.

(L.S.) Curtis J. Lord.
Notary Public.

STATE OF KANSAS)
FRANKLIN COUNTY) SS

BE IT REMEMBERED, That on this 30th day of October A.D. 1922, before me, a Notary Public in and for said County and State, came Rachel E. Hall Kellerman, and F. J. Kellerman, her husband, and Adell M. King, formerly Adell M. Hall, and M. L. King, her husband, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name, and affixed my official seal on the day and year last above written.

(L.S.) Grace M. Drum
Notary Public.

Commission expires July 18, 1925.

Recorded Dec., 21st, 1922.

At 11:25 o'clock A.M.

Estelle Northrup Duff
Register of Deeds
E. B. Bitt
Deputy.