

and Nine links to the Southeast corner of a tract of land deeded by N.D. Treadwell and wife to J.R. Cunningham (recorded in deed book 32, page 133 of the records of said county) to a point Twelve and Twelve Hundredths chains more or less East of the Southwest corner of Quarter Section, thence North parallel with West line of Quarter Section Thirty-Five chains to right of way A.T. & S.F. Railway, thence South Fifty-Eight degrees Forty-Five Minutes East Twelve chains Fifty-Seven links to the line of the aforesaid division fence, thence South Twenty-Seven Chains and Fifty links to place of Beginning, containing Thirty-Two acres more or less. Also parts of lots number One (1) and Two (2) of the Northeast fractional Quarter of Section Two (2), Township Twelve (12), Range Eighteen (18), beginning at a point Twelve and Eighty-One Hundredths chains West of the Southeast corner of the Northeast Quarter of said Section Two (2) Thence West Four and Sixty-six Hundredths chains, thence North Thirty-Five and Fifty Hundredths chains to the right bank of the Kansas River, Thence down said river to A.M. Days West line, thence South along said line One hundred Thirty rods to place of beginning, containing Sixteen (16) acres more or less. Also Beginning at a point Nine and Sixty-One Hundredths chains West of the Southeast corner of the Northeast fractional Quarter of Section two (2), Township Twelve (12) Range Eighteen (18), thence West Three and Seventy Hundredths chains, thence North Seventeen and Five Hundredths chains to a point at foot of hill, thence South Fifty-four degrees East Four and Thirteen Hundredths chains to post, thence South Fourteen and Forty Hundredths chains to place of beginning, containing Five (5) acres more or less, less one-half acre Railroad Right of Way crossing said tracts in said County and State.

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 Charles A. Force and Julia Force, his wife, are justly indebted unto said mortgagee in the principal sum of Two Thousand Three Hundred and No/100---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 August-First A.D. 1923 and a like sum due semi-annually thereafter on the first day of February and August of each year according to the terms and conditions of said note, by which the entire principal and interest shall be fully paid on the amortization plan and in accordance with the amortization tables provided by the Federal Farm Loan Board, together with interest at the rate of eight per cent per annum on any installment of principal or interest or unpaid part of principal which shall not have been paid when due. Both principal and interest being payable at the office of KANSAS CITY JOINT STOCK LAND BANK, in Kansas City, Mo. If said mortgagors shall pay the aforesaid indebtedness, both principal and interest, according to the tenor of said note, as same shall mature, and keep and perform all the covenants and agreements of this mortgage then these presents to become void; otherwise to remain in full force and effect.

Said mortgagors agree to pay all taxes and assessments that may be levied within the State of Kansas, upon said lands and tenements, or upon any interest or estate therein including the interest represented by this mortgage lien; and further to pay any recording fee or tax or assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of the said indebtedness. 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 payment 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 Seventeen Hundred---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 doing and to advance the 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