

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 repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; 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 Two Thousand Seven 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 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 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 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 indebtedness and not obligatory upon him.

Witness our hands this First day of February 1923.

Executed and delivered in presence of

A.C. Laughlin  
Cora A. Laughlin

STATE OF KANSAS ) ss.  
DOUGLAS COUNTY )

On this 10 day of March 1923 before the undersigned Notary Public in and for said County and State personally came A.C. Laughlin and Cora A. Laughlin 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.

(L. S.)

C.E. Holmes  
Notary Public

My Commission expires April 20, 1925

Recorded March 12, 1923

AT 8:50 O'clock A.M.

Joe E. Wellman  
Register of Deeds,  
Deputy.

ATTEST

KANSAS REAL ESTATE MORTGAGE.

In consideration of Fourteen Thousand and no/100--Dollars, Fred E. Laughlin and Allie Laughlin, his wife, of 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 Northwest fractional Quarter of Section Four (4), Township fourteen (14) Range Twenty-one (21) containing in all One Hundred Fifty-five and Forty-seven Hundredths (155.47) 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 Fred E. Laughlin and Allie Laughlin, his wife are justly indebted unto said mortgagee in the principal sum of Fourteen Thousand 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 September

Recorded April 25 1923

The following is referred to the original instrument

W.E. Smith  
Notary Public for Douglas County, Kansas  
My Commission expires April 20, 1925  
Witness my hand this 16 day of May 1923

To E. Laughlin & Allie Laughlin  
Borrowers \$14,000.00  
To Kansas City Joint Stock Land Bank  
Mortgagee