

-er-First A.D. 1923, and a like sum due semi-annually thereafter on the 1st day of March and September of each year according to the terms and condition of said note, by which the entire principal and interest shall be fully paid, all 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 the same shall mature, and shall 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 mortgages 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 any 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 the full benefit of the lien of this mortgage, or the collection of said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and 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; 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 Five 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 rent 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, 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 or default of mortgagors, shall be optional with the holder of said mortgage indebtedness, and not obligatory upon him.

Witness our hands this First day of March 1923.

Executed and delivered in presence of

Fred E. Laughlin

Allie Laughlin

STATE OF KANSAS)  
DOUGLAS COUNTY ) ss.

On this 10 day of March 1923 before the undersigned Notary Public, in and for said County and State, personally came Fred E. Laughlin and Allie 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.)

August H. Fiehler

Notary Public

My Commission expires Feb. 16, 1926.

Recorded March 12, 1923

At 8:55 O'clock A.M.

Joe E. McIlwain

Register of Deeds,

Deputy.

#### M O R T G A G E

THIS MORTGAGE, Made the twentieth day of February A.D. nineteen hundred and twenty-three by PHI GAMMA DELTA CHAPTER HOUSE ASSOCIATION, a corporation organized and existing under the laws of the State of Kansas, and having its principal place of business in the City of Lawrence, County of Douglas, State of Kansas, Mortgagor, To THE PACIFIC MUTUAL LIFE INSURANCE COMPANY OF CALIFORNIA, a corporation organized and existing under the laws of the State of California, Mortgagee.

WITNESSETH: That the Mortgagor hereby mortgages to the Mortgagee the real property

*For Return 185-400  
March 12, 1923  
To Kansas City  
Recorded 12/10/23  
F. E. Laughlin*