

after date, at Baldwin Kans. with interest thereon from date until maturity at the rate of Six per cent per annum payable semi-annually on the 15th days of January and July in each year, and 10 per cent per annum after maturity, the installments of interest being further evidenced by Ten coupons attached to said principal note and of even date therewith, and payable to the order of said Baldwin State Bank at Baldwin Kansas.

Second. Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified and if not so paid the said party of the second part or the legal holder or holders of this mortgage may without notice declare the whole sum of money herein secured due and payable at once or may elect to pay such taxes assessments and insurance premiums and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debtors of this mortgage elect to pay such taxes assessments or insurance premiums or not it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and the rents issues and profits thereof.

Third. Said parties of the first part hereby agree to keep all buildings fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Fourth. Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of Twenty Five Hundred Dollars; loss if any, payable to the mortgagee or its assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part or the legal holder or holders of said note, as collateral or additional security for the payment of the same, and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon, and apply the same, when received to the payment of said note, together with the costs and expenses incurred in collecting said insurance; or may elect to have buildings erected on the aforesaid mortgaged premises. Said party of the second part or the legal holder or holders of said note may deliver said policy to said parties of the first part, and require the collection of the same, and payment made of the proceeds as last above mentioned.

Fifth. Said parties of the first part hereby agree that if the makers of said note shall fail to pay, or cause to be paid, any part of said money either principal or interest according to the tenor and effect of said note and coupons, when the same becomes due, or to conform to or comply with any of the foregoing conditions or agreements the whole sum of money hereby secured shall at the option of the legal holder or holders hereof, become due and payable at once, without notice.

And the said parties of the first part for said consideration do hereby expressly waive an appraisalment of said real estate, and all benefit of the homestead exemption and Stay Laws of the State of Kansas.

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.

In Testimony Whereof, The said parties of the first part have hereunto subscribed their names on the day and year above mentioned.

J. W. Spurgeon
Rachel E. Spurgeon.

Executed and delivered in presence of,

State of Kansas
Douglas County, ss:

Be It Remembered That on this 23rd day of February A. D. Nineteen Hundred Twenty four, for me, the undersigned, a Notary Public, in and for said County and State came J. W. Spurgeon and Rachel E. Spurgeon his wife who are personally known to me to be the identical persons described in and who executed the foregoing mortgage deed and duly acknowledged the execution of the same to be their voluntary act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

W.M. Clark
Notary Public.

L.S.
My Commission expires 5/15/27.

MORTGAGE.

From Milton R. Winter et al.

To Northwestern Mutual Life Ins. Co.

State of Kansas, Douglas Co. SS.
This Instrument was filed for record on the 25th day of Feb. A.D. 1924 At 10:35 A.M.

Isaac E. Wellman
Register of Deeds.

BY Joel Wellman Deputy

This Indenture, Made this sixth day of February A.D. 1924, between Milton R. Winter and Louise E. Winter, his wife, of the county of Douglas and State of Kansas, parties of the first part and The Northwestern Mutual Life Insurance Company organized and existing under the laws of Wisconsin, and having its principal place of business at Milwaukee, Wisconsin party of the second part: Witnesseth, That the said parties of the first part, in consideration of Ten Thousand Dollars, to them in hand paid the receipt whereof is hereby acknowledged do by these presents grant, bargain sell and convey unto the said party of the second part, and its successors and assigns forever, the following described Real Estate situated in the County of Douglas and State of Kansas to-wit: The west half of section number thirteen, in township number twelve south, of range number eighteen east excepting therefrom a parcel containing one and three fourths acres, more or less, heretofore conveyed for school purposes, bounded and described as follows, viz: Beginning at a point twenty feet north of the southeast corner of said half section, and running thence west twenty eight rods; thence north ten rods; thence east twenty eight rods, and thence south, to the place of beginning. Also the northwest quarter and the east half of section number fourteen, township and range aforesaid, subject to the right of way for pipe lines across said premises heretofore granted to Sinclair Pipe Line Company. Together with the privileges and appurtenances to the same belonging, and all of the rents, issues and profits which may arise or be had therefrom.

To Have and To Hold, the same to the said party of the second part, its successors and assigns forever. And the said parties of the first part hereby covenant that they have good right to sell and convey said premises and that they are free from incumbrance, and hereby warrant the title thereto against all persons whomsoever.

The following is a true and correct copy of the original instrument
 recorded in the office of the Register of Deeds of Douglas County, Kansas
 on the 25th day of February, A.D. 1924 at 10:35 A.M.
 Isaac E. Wellman
 Register of Deeds

For Release see Next Page.