

To Insure
by this instrument, before any penalty for non-payment attaches hereto; to abstain from the commission of waste on said premises; to keep the buildings thereon in good repair and insured to the amount of \$500.00 in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign, and deliver to it or them all policies of insurance on said buildings, and the renewals thereof, and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs or effect such insurance; and the amounts paid therefor with, as part of, and in the same manner as, the principal sum hereby secured.

And the said party of the first part do further covenant and agree that, in case of default in the payment of any installment of interest or in the performance of any of the covenants or agreements herein contained, then or at any time thereafter during the continuance of such default the said party of the second part, its successors or assigns, may at its or their option, without notice, declare the entire debt hereby secured immediately due and payable and thereupon, or in case of default in payment of said promissory note, at maturity, said party of the second part, its successors or assigns, shall be entitled to the possession of said premises and may proceed to foreclose this mortgage and, in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or its assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises by receiver or otherwise as they may elect. Said possession shall in no manner prevent or retard the party of the second part in the collection of said sums by foreclosure or otherwise.

It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest notes herein described, and all renewal, principal or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension.

As additional and collateral security for the payment of the note and indebtedness hereinbefore described, the said parties of the first part hereby assign to the said party of the second part all the profits revenues, royalties, rights and benefits accruing or to accrue to them under all oil, gas or mineral leases on said premises. This assignment to terminate and become null and void upon the release of this mortgage.

In Witness Whereof, the said party of the first part have hereunto set their hands the day and year first above written.

State of Missouri }
County of Jackson } ss:

William H. Kohr
Emma D. Kohr.

Be It Remembered That on this 14th day of March A. D. 1924 before me, the undersigned a Notary Public in and for the County and State aforesaid, came, William H. Kohr and Emma D. Kohr, his wife, 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 set my hand and affixed my official seal the day and year last above written.

L.S.
My Commission expires;
November 22-1927

Harriet E. De Witt.
Notary Public.

MORTGAGE.

From
George A. Ott, et al
To
The Travelers Ins. Co.,

State of Kansas Douglas County, ss;
This instrument was filed for record on
the 17th day of March, A.D. 1924, at 3:05 PM

By *Paul E. Williams*
Register of Deeds
Deputy.

This Indenture Made this 1st day of March A.D. 1924 be and between George A. Ott and Mary A. Ott, his wife of the County of Douglas and State of Kansas, party of the first part, and The Travelers Insurance Company a corporation organized and existing under the laws of the State of Connecticut, party of the second part;

Witnesseth, That the said party of the first part, in consideration of the sum of Seven Thousand and No/100 Dollars, to them in hand paid the receipt whereof, is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns, all of the following described real estate, situate in the County of Douglas and State of Kansas, to wit:

The East Half of The South West Quarter,
and the East Sixty (60) Acres of the Northwest
Quarter, of Section Twenty Four (24) Township
Thirteen (13) Range Twenty (20) East of the
Sixth Principal Meridian and containing One
Hundred Forty (140) Acres, more or less.

To Have and To Hold the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption and every contingent right or estate therein, unto the said party of the second part, its successors and assigns, forever; the intention being to convey an absolute title in fee to said premises. And the said party of the first part do hereby covenant and agree that at the delivery hereof, they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

Provided, However, that if the said party of the first part shall pay or cause to be paid to the said party of the second part, its successors or assigns, the principal sum of (\$7000.00) Seven Thousand and No/100 Dollars, with interest thereon from March 1st, 1924 at the rate of Five and One-Half (5½) per cent per annum, payable on the first day of April and --in each year, together with interest at the rate of ten per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note bearing even date herewith, executed by the said party of the first part and payable to the order of the said The Travelers Insurance Company, at its office in Hartford, Connecticut, and shall perform all and singular the covenants herein contained, --then this mortgage to be void, otherwise to

To Insure

*Default
for Non-
Payment of
Interest, etc.*

*Surrender
of
Possession*

Renewal

*Certificate
of Acknowledgment*

*Kansas
Parties*

Property

Warranty

*Description
of Note*