

MORTGAGE.

State of Kansas, Douglas County, ss;
This instrument was filed for record on the
24th day of March, A.D. 1924 at 11:10 A.M.

Jas. E. Wellman
Register of Deeds.

By *Jas. E. Wellman* Deputy..

From William H. Kohr, et. ux.
To The Pioneer Mortgage Company.

This indenture Made this 10th day of March 10th, A.D. 1924, by and between William H. Kohr and Emma D. Kohr, his wife, of the County of Douglas, and State of Kansas, parties of the first part, and The Pioneer Mortgage Company, a corporation, organized under the laws of Kansas, of Topeka (State of Kansas) party of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Three Hundred and No/100 Dollars, the receipt of which is hereby acknowledged, together with the interest thereon and other sums hereinafter mentioned, as the same fall due, doth hereby grant, bargain, sell and mortgage to said party of the second part, its successors and assigns, forever, the following described tract or parcel of land with the tenements, appurtenances and hereditaments thereunto belonging situated in County of Douglas, State of Kansas, to-wit:

The North Half of the Southeast Quarter, and the Southeast Quarter of the Northeast Quarter, of Section Eleven (11) Township Thirteen (13) Range Twenty (20) East,

of the Sixth Principal Meridian, containing 120 acres, more or less, according to government survey, together with the rents, issues and profits thereof, and warrant, and will defend the title to the same. This mortgage is subject and second to a mortgage executed by the parties of the first part to the Travelers Insurance Company, dated March 10th, 1924, to secure the payment of \$5000.00 covering the above described real estate, and it is distinctly understood and agreed that the notes secured by this mortgage are given for and in consideration of the services of The Pioneer Mortgage Company in obtaining a loan for the parties of the first part, secured by the prior mortgage of \$5000.00 hereinbefore referred to; and the notes by this mortgage secured do not cover any portion of the interest on said prior mortgage, and are to be paid in full regardless of whether the loan by said prior mortgage secured is paid wholly or partly before its maturity.

The said sum of \$300.00 hereby secured is evidenced by four notes of even date herewith, executed by the parties of the first part and payable to the order of the party of the second part as follows:

\$75.00	on the first day of	October, 1924.
\$75.00	on the first day of	April, 1925.
\$75.00	on the first day of	October, 1925.
\$75.00	on the first day of	April, 1926.

bearing interest as provided in said notes.

Now, if the party of the first part shall fail to pay, or cause to be paid, any of the notes secured hereby, when the same shall become due, or any sum or sums hereinafter mentioned, or shall fail in any of the terms and conditions of said prior bond or mortgage, then this conveyance shall become absolute and the whole sum secured shall at once become due and payable at the option of the holder hereof, who may at any time thereafter proceed to foreclose this mortgage and sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement distinctly waived, and out of the moneys arising from such sale to retain the amount due for principal and interest, taxes and penalties thereon; together with the costs and charges of making such sale; and the overplus, if any there be, shall be paid by the party making such sale, on demand to said parties of the first part, and in case of such foreclosure and as often as any such proceedings may be commenced, the parties of the first part agree to pay the price of extending the abstract of title on the said mortgaged premises from the date of this mortgage to the date of filing such foreclosure case, which abstract expenses shall be due upon the filing of the petition in any such action, and the same shall be a lien upon the land hereby mortgaged, and shall be included in the judgment of foreclosure and taxed as costs therein; and the party of the second part is expressly authorized to pay any and all sums necessary to protect the title to said premises, and to keep the same free from other liens of whatever nature, including attorney's fees in all actions attacking such title or the validity of this mortgage, and if said prior mortgage be held by another than the second party then any part of principal or interest secured thereby, and taken up, held or owned by said second party and any and all other sums paid, as herein authorized, shall be a further lien upon said land, and be secured hereby, and may be included in any judgment or decree entered hereon; and all sums secured hereby shall draw interest at the rate of ten per centum per annum, payable annually, from date said sums are expended, except the series of notes above described, which shall severally draw interest as provided in said notes.

If all payments be made as herein specified and provided for, then this conveyance shall be void; otherwise to remain in full force and effect.

In Testimony Whereof, The said parties of the first part have hereunto set their hands.

William H. Kohr.
Emma D. Kohr.

State of Missouri, ss;
Jackson County, ss;

Before me, a Notary Public, in and for said County and State, on this 14th day of March, 1924, personally appeared William H. Kohr and Emma D. Kohr, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes and purposes therein set forth.

Witness my hand and seal the day and year above set forth.

Harriet E. De Witt.
Notary Public.

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

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The following is contained in the original instrument:
The same secured by this mortgage has been paid in full, and this
instrument is hereby cancelled this 16th day
of April, A.D. 1926. By *Jas. E. Wellman*
Register of Deeds.

Recorded May 4 1926
Jas. E. Wellman
Register of Deeds

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