

Taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder hereof; and it shall be lawful for the said party of the second part, his executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale, and, the overplus, if any there be, shall be paid by the parties making such sale, on demand, to the said first parties or their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of

Benjamin S. Hoffman (Seal)
Grace M. Hoffman (Seal)

State of Kansas, ss.
Douglas County, ss.

Be it Remembered, That on this 7th day of April A.D. 1924, before me, Register of Deeds in and for said County and State, came Benjamin S. Hoffman and Grace M. Hoffman, 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 subscribed my name, and affixed my official seal on the day and year last above written.

L.S.

Isa E. Wellman
Register of Deeds.

(The following is endorsed on original instrument Book 50 Page 281)
ASSIGNMENT.

From
A. L. Cox, Exe.
To
W. E. Spaulding.

State of Kansas, Douglas County, ss;
This instrument was filed for record on the
9th day of April, 1924, at 1:35 PM.

Isa E. Wellman

By *Isa E. Wellman* Register of Deeds.
Deputy.

For and in consideration of Two Thousand Dollars, to him in hand paid, the receipt of which is hereby acknowledged the mortgage within named does hereby assign and transfer to or his assigns the note by the following mortgage secured and do hereby assign and transfer to the said W E Spaulding all my right title and interest to the lands and tenements in said mortgage mentioned and described.

In Witness Whereof I have hereunto set my hand and seal at Lawrence in the County of Douglas and State of Kansas this 5th day of July A D 1917.

Signed sealed and delivered in presence of

Albert L Cox Executor (seal)

State of Kansas ss;
Douglas County ss

Be It Remembered that on this 5th day of July A. D. 1917, before me, John M. Newlin, a Notary Public in and for said County and State, came Albert L. Cox to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

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

John M. Newlin.
Notary Public

L. S.
My commission expires;
March 20, 1919.

From
Jeremiah O. Niccum et al.
To
American Life Insurance Co.

RELEASE.

State of Kansas, Douglas County, ss.
This instrument was filed for record on the
12th day of April. A.D. 1924.
At: 10:00 A.M.

Isa E. Wellman
Register of Deeds.

By *Isa E. Wellman* Deputy

Know All Men By These Presents, that the American Life Insurance Company, Detroit, a Michigan corporation, in consideration of value received, does hereby acknowledge full payment and complete satisfaction of a certain mortgage given by Jeremiah O. Niccum and Gertie A. Niccum, husband and wife, of the County of Shawnee and State of Kansas, to Farm Mortgage Trust Co. assigned to American Life Insurance Co., Detroit Mich. for Five thousand dollars (\$5,000) dated the seventh day of December A.D. 1921 and filed for record on the 14th day of December 1921, same being recorded in Volume 444 page 62 of the Register of Deeds in and for said County and State of Kansas; and also, a Tract of land described as follows: Beginning at the intersection of the north line of the right of way of the Atchison Topeka and Santa Fe Railway Company with the west line of Section Thirty five (35); said point being 758.5 feet north of the southwest corner of the northwest quarter (NW¹/₄) of said section thirty five (35); thence easterly along the north line of said right of way 530 feet; thence northerly and at right angles with said north line of said right of way 207.5 feet to the right bank of the Kansas River; thence northwesterly along the right bank of said Kansas River 800 feet more or less to the point where the right bank of the Kansas River intersects with the west line of said section thirty five (35); thence south along said section line 678.5 feet to the place of beginning being a part of the northwest quarter (NW¹/₄) of section thirty five (35) in Township Eleven (11) South, of Range Seventeen (17), the same being a part of Lot Number two (2) of said section thirty five (35), East of the 6th principal Meridian, in Douglas County.

In Witness Whereof, The said American Life Insurance Company, Detroit, Michigan, has caused