2543 " aline State of Kansas. SS. Douglas Countyl Be It Remembered, That on this 24th day of October A.D. 1924 before me the undersigned a Fot Public in and for said County and State came H. Reding, President of the Lawrence Building & Loon Associ 203 Public in and for said County and State came H. Heding, President OI the Lawrence suilding & Loan Association who personally known to me to be the same person who executed the within release and such person acknowledged the execution of the same. In Testimony Thereof, I have hereunto set my hand and affixed my official seal on the day inly 14:65 323 - wie . Jugar (and year last above written. D. Coen Byrn. Notary Public Douglas County, Kans Term expires December 15th 1925. -----Michman Contraction of the second seco State of Kansas, Douglas co. ss. WORTGAGE. This instrument was filed for record on the 25th day of Oct. A.D. 1924. At 12:05 P.M. 951 H. Lemon et al. N 6 Register of Deeds. ł land Securities Company. and BY Gree Wellman Deputy. Made this 24th day of October in the year of our Lord One thousand nine hundred and twenty four byfand between Charles H. Lemon and Carris M. Lemon his wife, of Douglas county, State of Kansas, first parties and The New England Securities Company a corporation organized and existing under the laws Lound. the start y of the State of Kansas, second party. Witnesseth, The said party in consideration of seven thousand and no/100 Dollars Titnesseth, The said barty in consideration of seven thousand and no/100 Dollars the receipt of which by said first party is hereby acknowledged does by these presents Grant, Bargain, Sell and Convey into the said The New England Securities Company, its successors and assigns forever, the following described by the legate situated in Duglas County, State of Kansas, to-wit: The east one half of the northwest quarter of the received fit the Weitheast quarter of section sixteen (16)Also the west one half of the northwest quarter of the sorthy Set the southwest quarter of section fifteen (15). All in township thirteen (13) South of Range twenty (20); the least of the sixth principal meridion, containing 140 acres more or less as shown by the United States the receip * and 100 the the bash Government survey. To Have and To Hold, the Same, with all the hereditaments and appurtenances thereto b žG To mave and To Hold, the Same, with all the hereditaments and appurtenances thereto belonging for in anywise appertaining forever. And the said first party hereby covenants and agrees to and with the specond party, its successors and assigns, that at the dollvery of these presents they lawfully selved in their own right of an indefeasible estate in fee simple absolute in the above described premises and all the appurtenances thereto; that the same are free and clear of and from all former and other grants to said premises and the podession thereof unto said second party, its successors and assigns, against the same are and the podession thereof unto said second party, its successors and assigns, against longing and of the they ŝ ret Jy. The said premises and the possession thereof unto said second party, its successors and assigns, ag the larful claims of all persons whomsoever. These Presents, However, are Made upon the following Express conditions: Whereas, said Charles H. Lemon and Garrie M. Lemon have this day made and delivered to the said The New England (1) Charles H. Lemon and Garrie M. Lemon have this day made and delivered to the said The New England (1) Charles H. Lemon and Garrie M. Lemon have this for the sum of Seven thereard and delivered to the said the New York and the seven of Seven thereard and delivered to the said the New York and the seven thereard and delivered to the said the New York and the seven thereard and delivered to the said the New York and the seven thereard and delivered to the said the New York and the seven thereard and delivered to the said the New York and the seven thereard and delivered to the said the New York and the seven 123 2 た Securities Company a certain bond or promissory note for the sum of Seven thousand and no/100 dollars pa becurities company a certain cond or promissory note for the sum of seven throughnd and no/100 dollars purchase on the first day of January A.D. 1932 and bearing interest at the rate of 54 per centum per annum falle, and evidenced by fifteen coupons attached thereto. The said Bond and Coupons puyche at the office of the said second party in Kansas City No. and the and the said second party in Kansas City No. and the said the said second party in the said second party 2 13 斯武 The said first party, however, reserving herein the right to pay One hundred dollars or mul-ple thereof over that amount upon sold bond or note, or the full amount thereof, on the day any of said coupons mature on or after January 1st 1927 provided thirty day's notice in writing is given to said secin all 6g3 coupons mature on or siter cannery is: 17cf provided thirty any's notice in writing is given to said set ond party that such payment will be made; and provided further, that in case such partial payments are to made no sum less that two kundred dollars of shid bond shall at any time remain unpaid the making of such partial payments operating to reduce the amount of the coupons maturing thereafter proportionately to the amount said bond is reduced. merilian 3 Seal) And whereas, the The said first party shall not suffer waste, nor point. The said first party shall not suffer waste, nor point. The said premises free from all star-of said premises to depreciate by neglect or mant of care; shall keep said premises free from all star-tor first premises to depreciate by neglect or mant of care; shall keep said premises free from all star-tor the shall pay before the same become delinquent; all taxes and assessments upon said premises, general of the shall pay before the same become delinquent; all taxes and assessments upon said premises, regain the levied. or chargeable against said indobtedness, or again And Whereas, it is herein agreed particularly as follows: The said first party shall not suffer waste, nor permit the buildings, fences and improvement (conser) Schery of; shall pay before the same become delingent; all taxes and assessments upon said premises, general or special, now existing or that may hereafter be levied, or chargeable against said indobtedness, or again t this instrument by or within the State of Kansas and shall keep the buildings on said premises insured special, now existing or that may neter to the test of characteristic state of the second party in the buildings on said premises insured the a company or companies, acceptable to said second party in the sum of at least Two thousand and mo/100 to blars, and shall deliver to said second party the policy or policies therefor, and all renewals thereof the said second party any policy or policies covering any of the buildings upon said premises. In case the itle to said second party are policy or policies covering any of the buildings upon said premises. In case the itle to said second party any policy or policies covering any of the buildings upon said premises. In case the itle to said second party are porting to making an assignment of such policies of insurance to the purchaser it to said second party of the first party to perform any of these agreements, the said second party is not for the said second party to be said second party to be room any of these agreements, the said second party or its endorsees or assigns any pay off and procure releases of any such statutory lien claims, ray have now such taxes or assessments, or may effect any such insurance and pay for the same second pay have now such taxes or assessments. N, 3-N Ster 42 20 ander 100 0 party or its endorsees or assigns may ray off and procure releases of any such statutory file may recover yay such taxes or assessments, or may effect any such insurance and pay for the same, and may recover of said first party all amounts so paid and interest thereon at the rate of ten per centum per annum from the said first party all amounts so paid and interest thereon at the rate of ten per centum per annum from the said first party all amounts so paid and interest thereon at the rate of ten per centum per annum from the said first party all amounts so paid and the same should be and the same should any tar be Se the date of such payment, and this Mortgage shall stand as security for all such sums. Should any tar be imposed on this mortgage or on the indebtedness secured hereby, by or within the State of Kansas, then at Ø the option of the lawful holder of said indebtedness, the whole principal with interest then accrued, and ther sums secured hereby, shall at once become due and payable, and the holder may proceed to collect the same by foreclosure of this mortgage or otherwise as such holder may elect. NOT <u>HEREFORE</u>. If the amount of said bond and coupons be paid when due, and all the coverant of the first the first secure of said bond and coupons be paid when due, and all the coverant s and agreements of the first party contained herein be faithfully kept and performed then these presents is shall be null and void and this Mortgage shall be released at the expense of the party making such PA ment. If however, the said first party fails to paya ny part of the amount of said bond or coupons within twenty days after the same becomes due or fails to keep and perform any of the covenants and agreements 000 ands by then herein, or fails to make any partial payment upon said bond after giving notice that such p ment will be made, then it is expressly understood and agreed that the whole sum of money secured hereby shall become due and collectible at once, at the option of the holder of said indebtedness or any pottion thereof and this Mortgage may thereunon: be forelosed; and in such event it is expressly agreed that the whole acount of said bond shall bear interest from the date thereof at the rate of ten per centum per annum, and the rhol holder thereof may recover the whole amount of said bond with such interest thereon ,loss the amount of such coupons and partial payment as shall have been paid and may recover all amounts, paid by said sec and party or any holder of said bond for taxes assessments, insurance and to release or extinguish any st stutory liens upon said premises, or to protect, the title or possession thereof, with interest thereon as rovided herein, and all may be included in the judgment rendered or amount found due in any shit to for