

MORTGAGE

From

John H. Richards

To

Farm Mtg. Trust Co.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the

18 day of Aug A. D. 1926

at 10:20 A. M.

Jas. E. Wellman
Register of Deeds.

By Deputy.

Reg. No. 1954
Fee Paid 11.25

This Indenture, Made this 16th day of August A. D. Nineteen Hundred and twenty six
by and between John H. Richards and Nellie Richards husband and wife

in the county of Shawnee and state of Kansas, parties of the first part, and THE FARM MORTGAGE TRUST COMPANY, (incorporated under the laws of Kansas,) located at Topeka, Kansas, party of the second part:

WITNESSETH, that the said part 1st the first part, for and in consideration of the sum of Four Hundred and no/100 to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby MORTGAGE and WARRANT to the said party of the second part and to its legal representatives and assigns forever, all the following described tract or parcel of land, lying and situated in the county of Douglas and state of Kansas, to wit:

The northeast quarter (NE $\frac{1}{4}$) less one acre in the northeast corner for school, in section seventeen (17) in Township fifteen (15) South of range eighteen (18) east of the sixth principal meridian containing 160 acres more or less according to the Government survey thereof.

To Have and To Hold the same with appurtenances thereto belonging or in any wise appertaining including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors or assigns forever;

Provided However, that if the said parties 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 Four Thousand Five Hundred and no/100 Dollars on the first day of September A.D. 1931 with interest thereon at the rate of five per cent per annum payable on the first day of March and September 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 parties of the first part and payable at the office of said company, in Topeka, Kansas or such other place as the legal holder of the principal note may in writing designate which note represents a just indebtedness and actual loan from the party of the second part to the parties of the first part, and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of the said parties of the first part, otherwise to remain in full force and effect.

to receive the payment of one certain first mortgage real estate note No. _____ and coupons attached, executed and delivered by the said part _____ of the first part, bearing even date herewith, payable to the order of the said THE FARM MORTGAGE TRUST COMPANY

at its office in Topeka, Kansas, said note being for _____ Dollars, for which amount said part _____ of the first part justly indebted unto the said party of the second part being for a loan thereof, made by said party of the second part to the said part _____ of the first part.

In Assignment
See Book 67
Page 425