

MORTGAGE

From

John H. Richards, et ux

To

The Farm Mortgage Investment Company

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 15

day of Aug.

A. D. 1931

at 9:20 A. M.

By

E. S. Cunningham

Register of Deeds.

Deputy.

This Indenture, Made this 21st day of

July

A. D. Nineteen Hundred and Thirty-one

by and between John H. Richards and Nellie Richards, Husband and Wife

in the county of Shawnee

and state of Kansas, part 1st of the first part, and THE FARM MORTGAGE INVESTMENT COMPANY, (Incorporated under the laws of Kansas,) located at Topeka, Kansas, party of the second part:

WITNESSETH, that the said part 1st of the first part, for and in consideration of the sum of Thirty-seven 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 (1) Acre in the Northeast Corner for School) of Section Seventeen (17) in Township Fifteen (15) South, 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 anywise 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 Thirty-seven Hundred and no/100 Dollars in the following manner:

ONE HUNDRED TWENTY-FIVE DOLLARS ON SEPTEMBER 1, 1932:

ONE HUNDRED TWENTY-FIVE DOLLARS ON SEPTEMBER 1, 1933:

ONE HUNDRED TWENTY-FIVE DOLLARS ON SEPTEMBER 1, 1934:

ONE HUNDRED TWENTY-FIVE DOLLARS ON SEPTEMBER 1, 1935:

AND THIRTY-TWO HUNDRED DOLLARS ON SEPTEMBER 1, 1936:

with interest thereon at the rate of 5 $\frac{1}{2}$ 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 secure the payment of the certain first mortgage and note hereunto, and any other attached, assigned and delivered by the said party of the first part, bearing even date herewith, payable to the order of the said THE FARM MORTGAGE INVESTMENT COMPANY

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

Law No. 1477
 Feb. 1st 1928

In Permanent File (P. 177-183)
 For Reference only