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As additional and collateral security for the payment of the note hereinafter described and all sums to become due under this mortgage, said party of the first part hereby assign to said par-ty of the second part, its successor and assigns, all the rents, profits, revenues, royalties, rights and benefits accruing to said party of the first part under all oll and gas leases on said premises, with the right to receive the seme and apply them to said indebtedness as well before as after default in the conditions hereof; and said party of the second part is further authorized to execute and delive to the holder of any such oil and gas lease upon said premises a binding receipt for any payments made under the terms of said lease or leases and to demand, sue for and recours my such payments when due and delinquent; this assignment to terminate and become mull and void upon release of this mortgage. To have and to Hold the same, with appurtenances thereto belonging or in any size appendent.

and delinquent; this assignment to terminate and become null and void upon release of this mortgage. To have and to Hold the same, with appurterances thereto belonging or in anywise apper-taining, including any right of homestead and very contingent *right* or estate therein, unto the said perty of the second part, its successors and assigns forever; the intention being to convey an absolute title in fee to said premises.

absolute title in fee to said premises. And the said party of the first part hereby covenant that they are lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all in-cumbrances; and that they will warrant and defend the same against the lawful claims of all personS:

whomsoever. Provided, However, that if the said party 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 eum of (\$3200.) Thirty two hugdred -------Dollars, on the first day of January A. D. 1930, with interest thereon at the rate of six per cent. per annum, payable on the first day of January and July in each year, to-gether 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 raid principal sum after the same becomes due or payable, according to the tenna and effect of a promissory note, bearing even date barewith around by the shall not have been paid when due, and on this principal sum after the same becomes due of payards, according to the tenor and effect of a promissory note, bearing even date herewith, escended by the said party of the first part and payable at the office of said Company, in St. Joseph, Missouri, and shall per-form all and singular the covenants herein contained; then this mortgage to be void, and to shall per-sorm all and singular the covernats herein contained; then this mortgage to be vold, and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect.

And the said party of the first part do hereby covenant and agree to pay, or cause to And the sale party of the list part to need y covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in mammer aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred and paid by the party of the second part, its successors or assigns, in maintaining the priority of

this mortgoge. And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied, to pay all legal taxes and assessments levied under the laws of the State of Kansas, on said premises, or on the lien created by this instrument, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$1500. In insurance companies acceptable to the add month of the commission of waste on said premises and keep the buildings thereon in good repair and insured to the amount of \$1500. in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or them all pol-icies of insurance on said buildings, and the renewals thereof; and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent. per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured. And the said party of the first part do further covenant and agree that in case of de-fault in payment of any installment of interest or in the performance of any of the covenants or agree-ments herein contained, then, or at any time thereafter, during the continuance of such default, the

fault in payment of any installment of interest or in the performance of any of the coverants or agree-ments herein contained, then, or at any time thereafter, during the continuance of such default, the said party of the second part, its successors or assigns, may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in payment of said promissory note at maturity, the said party of the second part, its successors or assigns shall be en-titled to immediate possession of said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold to-ether and not in nurcels.

gether and not in parcels. In Witness Whereof, the seld party of the first part have hereunto set their hands the day and year first above written.

Truman E. Flanders Sadie Flanders

## State of Eansas,

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County of Douglas

L. S.

To.

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3.00 Pwe.

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Bergues

Active personally appeared Truman E. Flanders and Sadie Flanders Husband and wife to me known to be Active personally appeared Truman E. Flanders and Sadie Flanders Husband and wife to me known to be Active persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IT voluntary act and official seal, the day and year last above written. MITNESS my head and official seal, the day and year last above written. My condission expires July, 22, 1925.

J. B. Ross Notary Public.

MORTGAGE

Fron. Trunan E. Flanders and wife

Section Country

Bartlett Brothers Land and Loan Company.

State of Kansas, Douglas County, S This instrument was filed for record this 31 day of Dec. A. D. 1924 at 1.20 o'clock P. M. Ja' & Vellman

Register of Deeds. By-Jee Utelman -- Deputy

This Wortgage, Made this 29 day of December 1924 by Truman E. Flanders and Sadie Flander Husband and wife of the county of Douglas and State of Kenses, party of the first part, to BARTLETT BROTHERS LAND AND LOAN COMPANY, a corporation under the Laws of Missouri, located at St. Joseph, Buchanan County, Missouri, party of the second part,

WITNESSETH, that said party of the first part, in consideration of the sum of One Hundred sixty \_\_\_\_\_ Dollars, to them in hand paid, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell and Convey unto the said party of the second part, its suc-cessors or assigns, the Real Estate situated in the County of Douglas and State of Kansas, particularly bounded and described as follows, to-wit: The North twenty five (25) acres of the Northwest guarter of the Southeast

Quarter of Section five (5); and the North half of the Northeast quarter of the S outheast quarter of Section five (5), less a strip one hundred fifty (150) feet wide

off the South side of the East half of said tract; all in Township fifteen (15), Range