

or the legal holder of this mortgage and the note secured hereby, may at his option, for the protection of this mortgage, make said payments of principal or interest, and the amount so paid shall be added to the amount secured by this mortgage and shall be secured hereby and shall draw interest at the rate of ten per cent. from the time of such payment, and he may declare this mortgage and note due and payable at any time thereafter and shall be entitled to immediate possession of said premises and foreclosure of this mortgage.

And if default be made in the payment of any one of the installments described in this mortgage and note when due, or any part thereof, then all unpaid installments shall become immediately due and payable, at the option of the party of the second part or the legal holder of said note and shall draw interest at the rate of ten per cent. per annum from the date of said note until fully paid. Appraisement waived at option of mortgagee.

Now if said parties of the first part shall pay or cause to be paid to said party of the second part, its heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due; and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, or if the insurance is not kept up, then the whole of said sum and sums and interest thereon, shall and by these presents become due and payable, and said party of the second part shall be entitled to the possession of said premises and foreclosure of this mortgage.

And the said parties of the first part, for themselves and their heirs, do hereby covenant to and with the said party of the second part, executors, administrators and assigns, that they are lawfully seized in fee of said premises and have good right to sell and convey the same that said premises are free and clear of all incumbrances, except the above mentioned mortgages aggregating \$2500.00 and that they will, and their heirs, executors and administrators shall, forever warrant and defend the title of the said premises against the lawful claims and demands of all persons whomsoever.

In Witness Whereof, The said parties of the first part have hereunto set their hands the day and year first above written.

Attest M. W. Krouse
E. L. Krouse.

State of Kansas, ss

Osage County,

Be it Remembered, That on this 28 day of February A. D. 1925 before me, the undersigned a Notary Public in and for said County and State, came M. W. Krouse and E. L. Krouse, his wife, to me personally known to be the same persons 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.

L. S.

J. A. Kesler
Notary Public

My commission expires July 12th, 1927.

Reg. Fee.
No. 81
P.R. # 2.50

RELEASE OF MORTGAGE.

FROM

The Federal Land Bank of Wichita,
Wichita, Kansas.

TO

Howard C. Morris.

State of Kansas, Douglas County, ss
This instrument was filed for record this 7th day of March, A. D. 1925, at 3:10 o'clock P. M.

Geo. E. Wellman
Register of Deeds.

By *Geo. E. Wellman* Deputy

For and in consideration of the sum of one dollar and other valuable consideration, the receipt whereof is hereby acknowledged, THE FEDERAL LAND BANK OF WICHITA, Wichita, Kansas, hereby releases, discharges and cancels the following described mortgage, to-wit:

Dated January 24, 1918, executed by Howard C. Morris, single, Wayne H. Morris, single, George E. Morris & Elta May Morris, his wife & William J. Morris & Sigma Morris, his wife, as mortgagor (a), in favor of said bank as mortgagee, securing a note for \$7000.00, recorded in book 57 at page 41 of the records of mortgages of Douglas County, State of Kansas, and covering the following described land situated in said county, to-wit:

The Northeast Quarter (NE $\frac{1}{4}$) of Section Four (4), Township Twelve (12) South, Range Eighteen (18) East of the Sixth Principal Meridian, containing 157 $\frac{1}{2}$ acres of land, more or less, according to the Government survey thereof.

Witness the signature of said bank signed by its duly authorized officers and its corporate seal hereon impressed this 25th day of February 1925.

THE FEDERAL LAND BANK OF WICHITA, WICHITA KANSAS.

(CORP)
(SEAL)
Attest:

W. E. Fisher,
W. E. Fisher, Secretary.

By L. E. Myers
L. E. Myers Vice-President.

ACKNOWLEDGMENT

THE STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

Before me a Notary Public in and for said County and State, on this 26th day of February, 1925, personally appeared L. E. Myers to me personally known and known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President and he being by me duly sworn did say that he is such officer and that the seal affixed to said instrument is the corporate seal of said corporation and that the same was signed and sealed in behalf of said corporation by authority of its board of directors, and he acknowledged to me that he executed the