

Kansas, the within-named mortgagee in consideration of Fifteen Thousand nine hundred fifty nine ¹⁴ DOLLARS to them in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set over and convey unto O. W. Patterson and Carrie E. Patterson his wife heirs and assigns, the within mortgage debt, the real estate conveyed and the promissory note, debts and claims thereby secured and covenants therein contained.

TO HAVE AND TO HOLD THE SAME FOREVER, Subject, nevertheless, to the conditions therein named.

IN WITNESS WHEREOF, The said mortgagee has hereunto set its hand this 20 day of Sep. 1924
Corp Seal
Executed in presence of

Watkins National Bank
Dick Williams, V. P.

Howard R. Loy
C. H. Tucker.

State of Kansas
ss
Douglas County,

Be it Remembered, That on this 20 day of Sept 1924 before me, ----- a Notary Public in and for said County and State, came Dick Williams Vice President Watkins Natl Bank to me personally known to be the same person 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.

A. F. Flinn
Notary Public.

My commission expires April 10 1927.

MORTGAGE

FROM
GEORGE T. GRIFFITH AND WIFE
TO
The New England Securities Co.

State of Kansas, Douglas County, ss
This instrument was filed for record
this 16th day of March, A. D. 1925, at
10:00 o'clock A. M.

Geo. E. Wellman
Register of Deeds.

THIS INDENTURE made this Seventh day of March in the year of Our Lord One Thousand Nine Hundred and Twenty-five by and between George T. Griffith and Lizzie E. Griffith, his wife of Douglas County, State of Kansas, first party, and THE NEW ENGLAND SECURITIES COMPANY, a corporation organized and existing under the laws of the State of Kansas, second party,

WITNESSETH: The said first party in consideration of Four 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 unto the said THE NEW ENGLAND SECURITIES COMPANY, its successors and assigns, forever, the following described real estate situated in Douglas County, State of Kansas, to-wit: The South half of the Northeast quarter of Section twenty-six (26) Township thirteen (13) South, of Range nineteen (19) East, of the sixth principal meridian, containing 30 acres, more or less as shown by the United States Government survey.

TO HAVE AND HOLD THE SAME, with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And the said first party hereby covenants and agrees to and with the second party, its successors and assigns, that at the delivery of these presents they lawfully seized 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, estates and encumbrances of every kind and nature; and that they will forever Warrant and Defend the title to said premises and the possession thereof unto said second party, its successors and assigns, against the lawful claims of all persons whatsoever.

THESE PRESENTS, HOWEVER, ARE MADE UPON THE FOLLOWING EXPRESS CONDITIONS: Whereas, said George T. Griffith and Lizzie E. Griffith have this day made and delivered to the said THE NEW ENGLAND SECURITIES COMPANY a certain Bond or Promissory note for the sum of Four Thousand no/100 Dollars, payable on the first day of March, A. D. 1932, and bearing interest at the rate of 5% per centum per annum, payable semi-annually and evidenced by fourteen Coupons attached thereto. The said Bond and Coupons payable at the office of the said second party in Kansas City, Mo., or such other place as the legal holder hereof may from time to time, in writing designate and each bearing interest after maturity at the rate of ten per centum per annum.

The said first party, however, reserving herein the right to pay One hundred dollars or multiple thereof over that amount upon said bond or note, or the full amount thereof, on the day any of said coupons mature on or after March 1st, 1927, provided thirty days' notice in writing is given to said second party that such payment will be made; and provided further, that in case such partial payments are so made no sum less than three hundred dollars of said 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.

AND WHEREAS, it is herein agreed particularly as follows:

The said first party shall not suffer waste, nor permit the buildings, fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof; shall pay before the same become delinquent, all taxes and assessments upon said premises, general or special, now existing or that may hereafter be levied, or chargeable against said indebtedness, or against this instrument by or within the State of Kansas and shall keep the buildings on said premises insured in a company, or companies, acceptable to said second party in the sum of at least One Thousand and no/100 Dollars, and shall deliver to said second party the policy or policies therefor, and all renewals thereof and all concurrent policies now in force, or hereafter issued thereon, and shall when requested, surrender to said second party any policy or policies covering any of the buildings upon said premises. In case the title to said premises is transferred, making an assignment of such policies of insurance to the purchaser necessary, the said second party is hereby authorized to make such assignment thereof, as the agent or attorney of the party of the first part their heirs or assigns.

Reg. Book 153
Pg 540

FRONT

See Bond Sec 13-14 77 Page 524
See Assignments Sec Book 67 - Page 157