

From  
Central Trust co.  
To  
Clifton M. Gray.

## ASSIGNMENT.

State of Kansas, Douglas County, ss.  
This instrument was filed for record on June 24, At 8:30 A.M. 1925.

*Geo. E. Willman*  
Register of Deeds.

The following is endorsed on original instrument Book 65 Page 609.  
For value Received, The Central Trust Co., hereby assigns the within mortgage and the debts secured thereby to Clifton M. Gray, Topeka, Kansas June 22, 1925.

Corp. seal.

The Central Trust co.  
By--Chester Woodward  
vice president.

State of Kansas }SS  
Shamee County. }

Be It Remembered, That on this day of Jun 22 1925 before me the undersigned a Notary Public in and for the county and state aforesaid came Chester Woodward, vice pres. & secy. of The Central Trust Co. a corporation to me personally known to be such officer and the same person who executed the foregoing assignment of mortgage on behalf of said corporation, and he duly acknowledged the execution of the same as his free act and deed as such officer, and the free act and deed of said corporation.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

E.E. Lindblade.  
Notary Public

L.S.  
Commission expires January 21st 1926

From  
A.M. Rundle et al.  
To  
The Conn. Mutual Life Ins. Co.

## MORTGAGE.

State of Kansas, Douglas co., ss  
This instrument was filed for record on Jun 24 A.D. 1925. At 1:50 P.M.

*Geo. E. Willman*  
Register of Deeds.

Reg. No. 653  
Fee Paid 187 1/2

This Indenture, made this 25th day of May one thousand nine hundred and twenty five between A.M. Rundle and Mary Rundle husband and wife, of the county of Douglas and State of Kansas, parties of the first part, and the Connecticut Mutual Life Insurance Company, a corporation created under and by virtue of the laws of Connecticut, and having its principal place of business at Hartford, Connecticut, party of the second part,

Witnesseth: That the parties of the first part in consideration of Seven Thousand Five Hundred and no/100 Dollars, the receipt whereof is hereby acknowledged do by these presents, grant, bargain, sell and convey unto the party of the second part, and its successors and assigns forever, the following described real estate, situate in Douglas County, State of Kansas, to-wit:

The northwest quarter (NW 1/4) and the north half of the northeast quarter (NE 1/2) of section sixteen (16) Township Fifteen (15) south of Range eighteen (18) east of the 6th principal meridian containing 239 1/2 acres, more or less, according to the Government survey thereof.

The parties of the first part hereby covenant that they have good right to sell and convey said premises, and that they are free and clear from encumbrance, and hereby warrant the title against all persons whomsoever, and waive all right of dower and homestead therein.

Conditioned However, That if the parties of the first part shall pay or cause to be paid as the same falls due, the principal sum of Seven Thousand Five Hundred and no/100 Dollars on the first day of July 1930 with interest thereon payable annually, according to the tenor and effect of one certain promissory note with coupon interest notes attached all of even date herewith and signed by the parties of the first part and payable to The Connecticut Mutual Life Insurance Company, at its office in Hartford Connecticut, and shall promptly pay before the same shall become delinquent all taxes and special assessments of any kind that may be laid within the state of Kansas upon the premises or any part thereof or upon the interest of the mortgage its successors or assigns in the premises or upon the notes or debt secured by this mortgage, and shall keep the buildings upon the premises insured in some reliable insurance company to be approved by the party of the second part, to the amount of not less than \$10,000--Dollars the loss or damage to be made payable to the party of the second part as its interest may appear and shall keep the buildings and other improvements on the premises in as good repair and condition as at this time, ordinary wear and tear only excepted, then these presents to be void, otherwise to be and remain in full force.

It is expressly understood and agreed that if the insurance above provided for is not promptly effected and continued, or if the taxes or special assessments assessed against the property shall become delinquent, the party of the second part (whether electing to declare the whole mortgage due and collectible or not) may effect the insurance above provided for, and may and is hereby authorized to pay the taxes and special assessments, and all such payments with ten per cent interest thereon from the time of payment shall be a lien against the premises and all secured under this mortgage. And it is agreed that if default shall be made in the payment of the notes, or any part of the interest thereon, promptly as they mature, or if there shall be a failure to comply with any or every condition of this mortgage, then all of the notes, and the whole of the indebtedness secured by this mortgage, including all payments for taxes, assessments or insurance premiums, shall become due and collectible at once, by foreclosure or otherwise, and without notice of broken conditions, and the party of the second part shall at once become entitled to the possession of the premises by a receiver or otherwise for the purpose of collecting the rents, profits and income, and shall account to the party of the first part only for the net profits thereof, and the taking possession thereof shall in no manner retard or prevent the collection of said sums by foreclosure or otherwise. And it is hereby agreed that after any default in the payment of either principal or interest the whole indebtedness secured by this mortgage shall bear interest at the rate of ten per cent per annum.

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

Witnesses.  
James W. Gardner.

A.M. Rundle.  
Mary Rundle.

State of Kansas }SS  
County of Douglas. }

On this 20th day of June, A.D. nineteen hundred and twenty five before me a Notary Public in and for said county, appeared A.M. Rundle and Mary Rundle, husband and wife to me personally known to be the identical persons whose names are affixed to the above deed as grantors and acknowl-

FRONT

L. JOHN CALLAHAN, Clerk of the District Court of Douglas County, Kansas, do hereby certify that a duplicate of the foregoing instrument was made by me, and that the same is duly recorded in Journal Book 65, at page 609, and that the sum is duly recorded in Journal Book 65, at page 609.

Witness my hand and seal this 17th day of June 1925.  
L. John Callahan  
Clerk of District Court

Harold A. Beck  
Pay Dues Center  
Copy