

per annum upon such principal, then the mortgagors herein shall pay only so much of such taxes and assessments as, added to the interest herein and in said note contracted, shall equal ten per cent on the principal of the debt hereby created and secured.

Third, Parties of the first part agree to pay all taxes and special assessments levied or assessed against or due upon said real estate before delinquency and procure, maintain and deliver to said second party its successors or assigns, insurance policies on the buildings thereon in companies to be approved by the second party, its successors or assigns, for not less than \$2500.00 with National Board Standard Mortgage Clause attached in favor of the second party, its successors or assigns, as their interest may appear; and shall keep the buildings and other improvements in good repair and condition.

Fourth, It is understood and agreed that if said insurance is not promptly procured or if the taxes or special assessments levied or assessed against said real estate or against said bond or notes hereby secured or the mortgage securing the same shall not be paid before delinquency or said second party, its successors or assigns (whether electing to declare the whole mortgage due and collectible or not) may effect and pay for said insurance, and may pay said taxes and special assessments and all such payments with interest thereon at ten per cent per annum from the time of payment shall be a lien against said premises and secured hereby.

Fifth, It is further agreed that if default be made in the payment of any interest due, or any portion thereof for the space of ten days after the same becomes due, or in the payment of taxes or special assessments levied or assessed under the laws of the State of Kansas against said real estate or against said bond or notes hereby secured or the mortgage securing the same before delinquency or in case the parties of the first part fail to perform any of the conditions or agreements in this mortgage or in the note hereby secured contained, time being essence of this contract, then this mortgage and all sums of money secured hereby less the interest for the unexpired time, shall, at the option of the second party its successors or assigns, become at once due and payable, without further notice and this mortgage may then be foreclosed and the mortgaged premises sold in one body without appraisement. The note secured by this mortgage shall after maturity (whether the same matures by lapse of time or by the exercise of the option to declare the whole sum due for breach of any condition or agreement herein contained) or after default in any interest payment (whether the mortgagee exercises the option to declare the whole sum due or not) bear interest at the rate of ten per cent per annum until paid.

Sixth, And it is further agreed that if an action is commenced to foreclose this mortgage, the said second party its successors or assigns, shall have the right to have a receiver of the mortgaged property appointed at once, who shall take immediate possession of and control and preserve the same, and the rents and profits thereof, for the payment of the mortgage debt, and said receiver's costs and expenses, and may discharge all duties of a receiver.

Seventh, And it further agreed and declared that this mortgage and the bond or note and coupons secured hereby, are made under and are to be construed by the laws of the State of Kansas. The foregoing conditions being fully performed, this conveyance shall be void, otherwise to be and remain in full force and effect.

In Witness Whereof, ---have hereunto set--- hand.

Signed in the presence of  
J.P. Cleverger.

Frank E. Jones.  
Lura E. Jones.

State of Kansas }  
County of ----- } SS.

On this 5th day of August before me, the undersigned a Notary Public duly commissioned and qualified for and residing in said county and State personally came Frank E. Jones & Lura E. Jones to me personally known to be the identical person described in and who signed and executed the foregoing instrument and duly acknowledged said instrument and the execution of the same to be voluntary act and deed.

Witness my hand and notarial seal, the day and year last above written.

L.S.  
My Commission expires January 22nd 1929.

Wm. LaCross.  
Notary Public.

From Farm Mortgage Trust Co.  
To Nat'l. Life Ins. Co.

ASSIGNMENT,

State of Kansas, Douglas Co. ss,  
This instrument was filed for record  
on Aug. 6, 1925. At 11:30 A.M.

Register of Deeds.

For Value Received, We hereby sell, transfer and assign to National Life Insurance Company of Montpelier, Vermont the certain mortgage and debt thereby secured made by William N. Sanford an unmarried man, to The Farm Mortgage Trust Company, or Topeka Kansas, dated June 15th A.D. 1925, and recorded in book 65 of Mortgages page 443 records of Douglas County, Kansas covering the south half of the northeast quarter and the northwest quarter of the northeast quarter of section 15, township 12 range 18, E of the 6th P.M.

In Testimony Whereof, The said The Farm Mortgage Trust Company, has caused this instrument to be signed by its President and the corporate seal of the Company to be hereunto affixed this 1st day of July A.D. 1925.

Attest *Coy Seal*  
Chas. W. Garrison,--secretary.

The Farm Mortgage Trust Company.  
By H.G. West---President.

State of Kansas. }  
Shamee County. } SS.

Be It Known That on this 1st day of July A.D. 1925 before me, a Notary Public in and for said county personally appeared H.G. West President of The Farm Mortgage Trust Company, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument as said president, and then there acknowledged the execution of said instrument to be his voluntary act and deed of said company, for the uses and purposes therein set forth.

Witness my hand and notarial seal on the day last above written.

L.S.  
My Commission expires Nov. 8, 1928.

E.R. Ambrose.  
Notary Public.

The following is endorsed on the original instrument:

The note here described having been paid in full, this mortgage is hereby released

and the lien thereby created discharged.

As witness my hand this 25th day of June A.D. 1941

Attest: (Coy Seal) I, Wm. LaCross, Notary Public.

Wm. LaCross, Notary Public.

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