

(See following is endorsed in original instrument)
 The within mortgage having been paid in full, it is hereby
 released on this the original instrument. This 6th day of September 1928
 at St. Louis, Mo. in presence of
 J. E. Weller, Clerk
 A. D. Hostetter, President
 Recorded Sept 7 1928

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance there in free and clear of all incumbrances excepting one certain mortgage to Bartlett Bros. Land Company for the amount of \$8,000.00.

First Party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises, in some company or companies approved by said second party for the benefit of said second party, or assigns, in the sum of not less than \$--Dollars each, and shall deliver the policies to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor, with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

This Grant is intended as a Mortgage to secure the payment of the sum of \$5,000.00 Five Thousand & No/100 --- Dollars, according to the terms of a certain mortgage note or bond, this day executed by the said parties of the first part, and payable on the 8th day of March 1927, to the order of said second party or its assigns.

And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof, and it shall be lawful for the said party of the second part its executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs and charges of making such sale and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said first parties or their heirs and assigns.

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

Signed Sealed and Delivered
 in the presence of

Joseph Ewing Axline (Seal)
 Elsie A. Axline (Seal)

State of Kansas)
 Franklin County) ss;

Be It Remembered That on this 8th day of March A.D. 1926, before me a Notary Public in and for said County and State, came Joseph Ewing Axline and Elsie A. Axline, husband and wife, to me personally known to be the same persons who executed the foregoing instrument, 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.

H. E. DeFar.
 Notary Public.

Commission expires Feb. 12, 1929.

ASSIGNMENT.

From The Merriam Mortgage Company
 To Sarah Hostetter Hale,

State of Kansas Douglas County, ss;
 This instrument filed March 9th, 1926 at 10:10 A.M. Jess E. Weller
 Register of Deeds.

(The following is endorsed on original instrument Book 57 Page 197)

FOR VALUE RECEIVED, The Merriam Mortgage Company hereby assigns the within Mortgage and the debt secured thereby to Sarah Hostetter Hale, Topeka, Kans. February 28, 1919.

The Merriam Mortgage Company
 By Chas. W. Merriam
 President.

Corp Seal.

State of Kansas, Shawnee County, ss;

Be It Remembered That on this 28 day of February 1919 before me the undersigned a Notary Public in and for the County and State aforesaid, came Chas. W. Merriam, Pres. of The Merriam Mortgage Company, 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.

George C. Thompson
 Notary Public,

L.S.

Commission expires October 20, 1921.

EXTENSION CONTRACT.

Reg. No. 1549
 Fee Paid 1.25

From Jesse H. Crites
 To Sarah Hostetter Hale

State of Kansas, Douglas County, ss;
 This instrument filed March 9th, 1926 at 10:15 A.M. Jess E. Weller
 Register of Deeds.

Whereas, Sarah Hostetter Hale, the present legal owner of the Promissory Note given by M. E. Basler and Violet Basler, his wife, to The Merriam Mortgage Company for the sum of ---Five Hundred Dollars, dated February 1, 1919, due February 1, 1926, and bearing interest at the rate of Six per cent per annum payable semi-annually, both principal and interest payable at The National Bank of Commerce, New York, New York, which said note is secured by a mortgage on Real Estate, in the County of Douglas and State of Kansas, said mortgage recorded in Book 57 at page 197 in the Recorder's Office of said County and which property is now owned by Jesse Crites a widower, has promised to extend the time of payment of said note as hereinafter set forth:

Now Therefore, This Indenture Witnesseth, That in consideration of the premises and said promise above recited, we whose names are hereunto subscribed have agreed with the legal owner of said note as follows: That the time for payment of the principal of said note shall be extended for seven years from the maturity thereof; that said note as extended shall bear interest at six per cent per annum payable semi-annually provided the same is paid when due, otherwise it shall bear interest at the rate of ten per cent per annum and that none of the other conditions and obligations of said note and mortgage, except as hereinbefore mentioned, shall be affected by this extension agreement