

principal and interest then unpaid shall at once be and become due and payable without notice. The pay-
 ors may pay an additional \$25.00 or any multiple thereof, on the first day of any month. This note
 shall bear interest at the rate of 10% after maturity. This note is secured by a first mortgage on real
 estate in that part of the City of Lawrence, formerly known as North Lawrence, in Douglas County, Kansas
 it is herein agreed particularly as follows: The said parties of the first part shall not
 permit the buildings 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, and shall keep the buildings on said premises constant-
 ly insured for the benefit of said second parties or their assigns, in a company or companies acceptable
 to said second parties or their assigns, in the sum of at least Fifteen Hundred Dollars (\$1500.00) and
 shall deliver to said second parties or their assigns, the policy or policies therefor and all renewals
 thereof.

In the event of a loss under any policy, the said second parties shall have full power to
 demand, collect and settle the same, and for the aforesaid purposes, may, in the name and place of said
 first parties, and as agent or attorney in fact, sign and endorse all papers, vouchers and drafts nec-
 essary to obtain such insurance, and to procure the money thereunder; and if the first parties shall
 within thirty days after such collection notify the second parties of their election to repair the
 damage or replace the building, and shall proceed with such repair or replacement with reasonable speed
 then all amounts collected on any policies shall be applied so far as necessary to the payment of such
 repairs and replacement; other-wise all such amounts shall be applied toward the payment of the note
 and interest thereon, and any other indebtedness due under the terms of this mortgage.

In case of failure of said parties of the first part to perform any of these agreements,
 the said second parties, or their successors or assigns, may pay off and procure release of any such
 statutory lien claims, may pay any such taxes or assessments, or may effect any such insurance and pay
 for the same, and may recover of said parties of the first part all amounts so paid, and interest there-
 on at the rate of ten per centum per annum from the date of such payment and this mortgage shall stand
 as security for all such sums.

NOT THEREFORE, if the amount of said note and interest be paid when due, and all the coven-
 ants and agreements of the said parties of the first part contained herein be faithfully kept and per-
 formed, then these presents shall be null and void, and this mortgage shall be released at the expense of
 the party making such payment. If, however, the said parties of the first part fail to pay any part of the
 amount of said note and interest within twenty days after the same becomes due, or fail to keep and per-
 form any of the covenants and agreements made herein, then it is expressly understood and agreed that
 the whole sum of money secured hereby shall, at the option of the holder of said indebtedness, or
 any portion thereof, become due and collectible at once, and this mortgage may thereupon be foreclosed
 and the mortgaged property be sold, or so much thereof as may be necessary to satisfy the amount herein
 secured, including all amounts paid by second parties or any holder of said note for taxes, assessments,
 insurance, and to release or extinguish any statutory liens upon said premises, or to protect the title
 or possession thereof, with interest thereon as provided herein, together with an abstract fee for ex-
 amining titles to said mortgaged premises for the purpose of commencing foreclosure proceedings, all of
 which may be included in the judgment rendered or amount found due in any suit to foreclose this mortgage,
 and this mortgage is hereby made to secure all such sums.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals
 as of the first day of June A. D. 1926.

John Vincent Patchen (Seal)
 Jessie Adas Patchen. (Seal)

State of Kansas }
 County of Douglas } SS

Be it remembered, That on this 17th day of June 1926, before me, the undersigned a Notary
 Public in and for said county and state came John Vincent Patchen and Jessie Adas Patchen his wife, who
 are personally known to me to be the same persons who executed the foregoing instrument of writing as
 grantors and such persons duly acknowledged the execution of the same.

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

LS
 My commission expires Apr. 23, 1929.

Walter G. Thiele
 Notary Public in and for said county
 and state.

From
 John V. Patchen
 To
 Justin D. Bowersock

Mortgage.

State of Kansas, Douglas co. ss
 This instrument was filed for record
 June 24, 1926. At 4:55 P.M.

Seal & Wellman
 Register of Deeds.

Know All Men by these Presents, That John Vincent Patchen and Jessie Adas Patchen, his
 wife of Douglas County, Kansas parties of the first part in consideration of the sum of \$1500.00 in
 hand paid by Justin D. Bowersock of Kansas City, Missouri, Irving Hill and Paul A. Dinsmoor, of Lawrence
 Kansas trustees, parties of the second part receipt of which is hereby acknowledged, do hereby mortgage
 and warrant unto said parties of the second part the following described real estate situated in the
 County of Douglas State of Kansas, to-wit:

All of lot fifty five (55) on Bridge Street in block two (2) and beginning at the north
 east corner of said Lot fifty five (55); thence north six (6) feet, thence west to Massachusetts street
 thence south six (6) feet; thence east to the place of beginning, being in the North west quarter (1/4)
 of the west half (1/2) of said block two (2) in that part of the City of Lawrence formerly known as North
 Lawrence, in Douglas County, Kansas.

To Have and to Hold the same with all the hereditaments and appurtenances thereto belong-
 ing to the said second parties and to their successors and assigns forever.

These Presents are made to secure the payment of a certain promissory note date June 1st,
 1926 made, executed and delivered by said parties of the first part to said parties of the second part,
 for the total sum of \$1500.00 bearing interest at the rate of 6% per annum being in the following form:
 to-wit:

For value received we hereby promise to pay to the order of Justin D. Bowersock, Irving
 Hill and Paul A. Dinsmoor, Trustees, fifteen Hundred and 00/100, with interest at the rate of six (6%)
 per cent per annum from date, principal and interest payable in installments as follows: One hundred
 and twenty five (\$125.00) Dollars on or before the 1st day of June 1926 and twenty five (\$25.00) Dollars
 on or before the 1st day of each and every month thereafter, until the full amount of the principal sum

This Release
 was written
 on the original
 Mortgage &
 entered
 in the
 office of the
 Register of
 Deeds
 on June 24, 1926
 at 4:55 P.M.
Walter G. Thiele
 Notary Public
 in and for
 Douglas County,
 Kansas

File 375