

Due is paid, such payments of \$25.00 to be applied upon the principal hereof. Interest on all the unpaid principal shall be paid semi-annually on the first days of November and June of each year. In case default is made for a period of 20 days in the payment of any installment as above stipulated, then at the option of the holder hereof, the entire amount of principal and interest then unpaid shall at once be and become due and payable without notice. The payors may pay an additional \$25.00 or any multiple thereof, on the first of any month. This note shall bear interest at the rate of 10% after default or maturity. This note is secured by a first mortgage on real estate in that part of the City of 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 and constantly 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 necessary 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 replacements; otherwise 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 thereon at the rate of ten per cent per annum from the date of such payment and this mortgage shall stand as security for all such sums.

Now Therefore, if the amounts of said note and interest be paid when due, and all the covenants and agreements of the said parties of the first part contained herein be faithfully kept and performed, 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 perform 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 amounts 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 examining 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 Carrie E. Cox
To Federal Land Bank

MORTGAGE.

State of Kansas, Douglas co. ss
This instrument was filed for record
June 25, 1926. At 3:40 P.M.

Isa E. Wellman
Register of Deeds.

This Indenture made this 18th day of June 1926 between Carrie Cox a widow and Glen Cox and G. Pearl Cox, his wife, Leo Cox and D. Mae Cox his wife of the county of Douglas and state of Kansas part(y-ies) of the first part and The Federal Land Bank of Wichita, Kansas, party of the second part.

Witnesseth, That said part(y-ies) of the first part for and in consideration of the sum of Sixty five Hundred (\$6500.00) Dollars in hand paid by the party of the second part receipt of which is hereby acknowledged ha(s-ve) granted, bargained and sold and do(es) by these presents grant, bargain sell and convey to the said party of the second part all that certain real estate situated in the County of Douglas and state of Kansas and described as follows, to-wit:

East half (E $\frac{1}{2}$) of northwest quarter (NW $\frac{1}{4}$) of section eight (8) Township thirteen (13) south of range nineteen (19) east of the sixth Principal Meridian, less one acre heretofore donated for school purposes in southeast corner thereof. Southwest quarter (SW $\frac{1}{4}$) of section eight (8) Township

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