

MORTGAGE RECORD 67

371

BARL DOORWORTH STATIONERY CO KANSAS CITY MO 64111

Thirteen (13) South of range nineteen (19) East of the sixth Principal Meridian except 1 acre in square form on east side of said quarter section commencing 140 yards north from southeast corner and less rail road right of way. Containing in all 233 acres of land more or less according to the government survey thereof.

Together with the privileges, hereditaments and appurtenances thereto belonging or in any way appertaining. The said part(y-ies) of the first part do (es) hereby covenant and agree with said or convey the same, and that the same are free of all encumbrances and warrant(s) the title to the same.

Provided this mortgage is given to secure the payment by the part(y-ies) of the first part and one half per cent per annum payable semi-annually, evidenced by a certain promissory note of even date herewith, executed by the part(y-ies) of the first part to the party of the second part conditioned and a 69th or final payment unless sooner matured by extra payments on account of principal pursuant to the provisions of the Farm Loan Act and in accordance with amortization tables provided by the Federal Farm Loan Board which promissory note further provides that all payments not made when due shall bear not exceeding eight per cent per annum.

Now if the said part(y-ies) of the first part shall make when due all payments provided for in said note and perform all the conditions hereinafter set out then this mortgage shall be void, otherwise to be and remain in full force and effect. Part(y-ies) of the first part agree(s) to keep the buildings and improvements on the premises above conveyed insured in the sum of \$1000.00 in an insurance company to be approved by party of the second part such policy or policies of insurance to be deposited with party of the second part and loss thereunder to be payable to party of the second part as its interests may appear.

Part(y-ies) of the first part agree(s) to pay, when due, all taxes, charges and special assessments legally levied against the property herein conveyed. Part(y-ies) of the first part in the application for loan ha(s-ve) made certain representations to party of the second part as to the purpose or purposes for which the money loaned on this mortgage was borrowed. Such representations are hereby specifically referred to and made part of this mortgage.

This mortgage is made to said party of the second part as a Federal Land Bank doing business under "The Federal Farm Loan Act" and is hereby agreed to be in all respects subject to and governed by the terms and provisions of said Act.

In the event that part(y-ies) of the first part shall fail to pay any taxes or assessments against said premises when due or to maintain insurance as hereinabove provided for, party of the second part may make such payments or provide such insurance and the amount paid therefor shall become subject to the lien of this mortgage and bear interest from the date of payment at the highest rate authorized by this State not exceeding eight per cent per annum.

And to further secure the payment of said note the part(y-ies) of the first part hereby assign(s) to the party of the second part in whole or, at the option of the second party in such amounts or such proportionate part or parts as the second party may from time to time designate all the rents royalties, payments and delay moneys that may from time to time become due and payable on account of any and all oil and gas mining leases or mineral leases of any kind now existing or that may hereafter come into existence covering the above described lands and all moneys received by the second party by reason of this assignment shall be applied: first, to the payment of matured installments; and second, the balance, if any, to the principal remaining unpaid; provided that nothing herein shall be construed as a waiver of the priority of the lien created by this mortgage over any such lease made subsequent to the date of this mortgage.

If any of the payments in the above described note be not paid when due, or if part(y-ies) of the first part shall permit any taxes or assessments on said land to become delinquent or fail to keep the buildings and improvements insured as herein provided, or apply the proceeds of this loan to substantially different purposes from those for which it was obtained, or shall wilfully or by neglect permit any unreasonable depreciation in the value of said premises or the buildings and improvements thereon, or shall sell, convey remove or permit to be removed from said premises any of said buildings or improvements or shall fail to keep and perform all and singular the covenants conditions and agreements herein contained, then the whole note hereby secured shall, at the option of the party of the second part become immediately due and payable, and this mortgage subject to foreclosure.

At any payment period after five years from the date hereof part(y-ies) of the first part ha(s-ve) the privilege of paying any number of installments payments or any portion thereof on account of the principal of the debt hereby secured. Such additional payments are not to reduce thereafter the periodical payments herein contracted to be made but are to operate to discharge the loan at an earlier date, by reducing the percentage applicable to interest and increasing the percentage applicable to principal.

Witness the hand (s) and seal(s) of the part(y-ies) of the first part the day and year first above written.

Mrs Carrie Cox.
Lee Cox
Glen Cox
G. Pearl Cox.

State of Kansas
County of Douglas

Be it remembered, That on this 22 day of June A.D. 1926 before the undersigned a Notary Public within and for the county and state aforesaid came Carrie Cox, a widow and Glen Cox and G. Pearl Cox his wife; Lee Cox and D. Mao, Cox his wife to me personally known to be the same person(s) who executed the foregoing instrument and duly acknowledged execution of the same,

In Witness Whereof, I have hereunto set my hand and official seal the day and year last above written.

Dick Williams.
Notary Public.

My commission expires April 18, -29

In consideration of the making by The Federal Land Bank of Wichita to Carrie E. Cox of the loan secured by the within mortgage the undersigned National Farm Loan Association hereby endorses this mortgage and guarantees the payment of principal and interest when due upon the indebtedness by this mortgage secured.

Dated this 22 day of June, 1926.

The Kaw Valley National Farm Loan Association, Lawrence Kansas.

By--E.S. Houston--President
Dick Williams--Secretary-Treasurer

(SEAL)

The amount secured by this mortgage for new feed in fall and the winter mortgages is hereby cancelled, and a copy of this certificate filed with the clerk of the county of Douglas, Kansas, by H. H. Jones, President