MORTGAGE RECORD 67

of said premises; that they have good right to sell and convey said p remises; that said premises are free ard clear from all liens and encumbrances; and that they will warrang and defend the title to the said premises unto the said party of the second part, and unto its successors or assigns forever, agains the claims of all persons and the said parties of the first part hereby rollinguish all their martial and the claims of all persons and the said parties of the first part hereby rollinguish all their martial and the claims of all persons and the said parties of the first part hereby rollinguish all their martial and the claims of all persons and the said persons in fee simple. Provided Always, and this instrument is executed and delivered upon the following condition absolute title to said persons port by five humized (\$4,500.00) Dollars on the first part, of one promissory bond or note with interest notes attached, signed by said parties of the first part, payable to the order of the Bankers Life Insurance Company of Metreska and couring even due the servith. Second, In consideration of the rate of interest at which the loan hereby secured, or levied or assessed under the laws of the state of fineses and assessments which may be casessend secured. If, however, such taxes and assessments and notes shall exceed the per secured or the massessments are, or against the cover of said bond or notes then here is the per cent get hereby secured. If, however, such taxes and assessments and percent shall exceed the per cent per annum upon such principal, then the mortgrosyn here in shall pay only so make of such taxes and assessments as, added to the interest herein and in asid mote contracted, shall equal ten per cent on the principal of the diet horeby 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 delingency and procues, maintain and deliver to said second party, its successors or assigns, insurance

on the principal of the dect 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 comp-anies to be approved by the second party, its successors or assigns for not less than \$800.00 loss payable to the second party, its successors or assigns, as their interests may appear; and shall here the buildings and other improvements in good repair and condition. Tourth, it is understood and agreed that if said insurance is not promptly effected or for notes hereby secured or the mortage securing the same shall not be paid before delinquency said second party, its successorer assigns (whother electing to declare the whole mortages due and collect-ible 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 source hereby. Iffth, it is further agreed that if default be made in the payment of any interest note or any portion thereof for the space of ten days after the same becomes due, or in the payment of taxes or against said bond or notes hereby secured or the mortages 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 mortages and all sums of many secured contained, time being of the same of this or whell, without further notice, and this mortage shall after maturity (whother the same matures by lapse of time or by the ac-rercise of the second party, its successors or assigns, become at once due and payable, without further the saddmenod party, its successors or assigns, become at once due and payable, without further to the second party, its successors or assigns, become there and i

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Signed in the presence of

State of Kansas

County of Douglas 185

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Fee Paid_ 450

Since

On this seventeenth day of September, 1926 before me the undersigned a Notary Public duly commissioned and qualified for and residing in said county and state personally came i. Wilton King and Jesso I. Kring his wife to me personally known to be the identical persons described in and who signed and executed the foregoing instrument and duly acknowledged said instrument and the execution of the same to be their voluntary and deed.

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

J.B. Ross. Notary Public.

I. Milton Kring Jessie I. Kring

tri Sommission expires July 22, 1929.

I. Milton Kring To E.E. McCorkle

MORTGAGE .

State of Kansas, Douglas County, ss This instrument was filed for record Oct. 2, 1926. At 2:40 P.M. Jun E. Wellman

Register of Deeds.

a: f fi sl

Know All Men By These Presents, That I Milton Kring and Jessee I. Kring his wife of the County of Douglas and state of Kansas, in consideration of the sum of Four Hundred Fifty (\$450.00) Dollars in hand paid do hereby sell and convey unto E.E. McCorkle of the county of Jackson and State of Missouri, the following described premises, situated in the county of Douglas State of Kansas, to-wit:

The east seventy (70) mores of the south half of the northeast quarter of section nime (9) and the south half of the northwest quarter of section ten (10) in township fifteen (15) South Range minoteen (19) east of the sixth Frincipal Meridian. The intention being to convey hereby an abso-lute title in fee simple, including all marital and homestead rights, and all other contingent interes