

said sum or sums of money or any part thereof or any interest thereon or interest or principal of any prior mortgage is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, then the whole of said sum or sums, and interest thereon, shall, by these presents become due and payable at the option of said party of the second part and said party of the second part shall be entitled to the possession of said premises. In case of foreclosure, said property may be sold without appraisal and with or without receiver, as the legal holder hereof may elect; and said legal holder may recover interest at the rate of ten per cent per annum from the time of such default in the payment of interest, or in any of the conditions of this contract. Party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and may pay any interest or other charges hereafter accruing on any prior incumbrances on the premises hereby conveyed provided such interest or other charges are not promptly when due, by parties of the first part, and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure; and any sums so paid shall become a lien upon the above described real estate and be secured by this Mortgage, and may be recovered, with interest at ten per cent, in any suit for the foreclosure of this Mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the whole of said real estate shall be sold together and not in parcels.

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

Thaddeus C. Richardson
Pinie E. Richardson

State of Kansas
County of Douglas SS

Be it remembered, That on this 23d day of March A.D. 1927 before the undersigned a Notary Public within and for the county and state aforesaid came Thaddeus C. Richardson and Pinie E. Richardson his wife who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

R.B. Stevens
Notary Public.

LS
My commission expires Feb. 12, 1930.

From New Eng. Nat'l. Bank
To Maxwell Invest. Co.

ASSIGNMENT.

State of Kansas, Douglas Co. ss;
This instrument filed for record
March 24th, 1927 at 10:10 A.M.

Issa C. Wellman
Register of Deeds

For Value Received, New England National Bank of Kansas City, Trustee, hereby assigns, transfers, conveys and sets over unto the Maxwell Investment Company of Kansas City, its successors or assigns 2 notes aggregate One Hundred and ten and no/100 Dollars secured by a certain mortgage dated the first day of December, 1919 made by William R. Morgan and Pearl V. Morgan his wife to Maxwell Investment Company (a corporation) of Kansas City, Missouri covering real estate in Douglas County, Kansas, given to secure 8 notes aggregating \$1385.00 which mortgage was recorded in Book 57, page 392 of Mortgage records for Douglas County, Kansas. This assignment is made under terms of said mortgage so far as the notes first described are concerned but shall not be construed as an assignment of the lien of this mortgage for the remainder (if any) of the notes described in said mortgage.

In Witness Whereof, said New England National Bank of Kansas City Trustee, has caused these presents to be signed by its Vice President and its corporate seal to be hereto attached, attested by its Asst. Cashier this 8th day of March 1927.

Attest: Chas O. Davis--Asst. cashier.
corp. seal

New England National Bank of Kansas City
Trustee.

By--F.T. Childs
Vice President.

State of Missouri
County of Jackson SS

Be it remembered, that on this 8th day of March A.D. 1927 before me a Notary Public duly qualified for and residing within said county and state personally appeared F.T. Childs to be personally known to be the same person who executed the foregoing instrument and who being duly sworn on his oath states that he is the vice president of the New England National Bank, Trustee, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said F.T. Childs duly acknowledged that he executed such instrument as the free act and deed of said corporation.

In Witness Whereof, I have hereunto set my hand and notarial seal at my office in Kansas City, Missouri.

LS
My commission expires January 15, 1931.

William Phares
Notary Public in and for Jackson
County, Missouri.