

KANSAS EIGHTH STATIONARY CO KANSAS CITY MO 64114

conditions of this mortgage shall be faithfully performed, the first party, their heirs or assigns, shall retain possession of the premises hereby conveyed, and shall be entitled to appropriate for their own use all the income and profit derived therefrom; this assignment to terminate and become void upon the release of this mortgage;

That the second party, its successors and assigns, shall be subrogated for further security secured by this mortgage;

That in case the second party, its successors or assigns, shall hereafter appear in any of the land departments of the United States Government, or in any court or tribunal whatever, to defend the title or possession of the mortgaged real estate or the lien thereon, or appear in any court to prove the mortgage debt, all the costs and expenses of such appearance, shall be allowed the second party, its successors or assigns, and such costs and expenses shall bear ten per cent interest from the date of the payment by said second party, its successors or assigns, and shall be an additional lien upon the mortgaged real estate, concurrent with and collected in the same manner as the balance of the mortgage debt hereby secured.

That the property herein described being located in the State of Kansas, this mortgage and the rights and indebtedness hereby secured shall, without regard to the place of contract or payment, be construed and enforced according to the laws of the State of Kansas with reference to the laws of which state the parties to this agreement are now contracting.

NOW, if the payments are made as provided and all covenants and agreements fulfilled, this mortgage shall be null and void and shall be released at the cost of the first party, their heirs or assigns, which cost first party agrees to pay, but if the first party, their heirs or assigns, shall make default in the payment of any note or notes at maturity, or any interest thereon when due, or the taxes or assessments aforesaid, or any part of either, or if waste be committed on, or improvements be removed from said real estate without written consent of the second party, or if by reason of operation under any oil, gas or mineral lease, the premises are rendered unfit for agricultural purposes, in whole or in part, or the security impaired, or if any of the terms of this contract are violated, then in any or either of said events, the whole of the sums hereby secured shall, at the option of the second party, or the legal owner of said indebtedness, become immediately due and payable without notice, and thereupon this mortgage shall become absolute and the owner of said indebtedness may immediately cause the mortgage to be foreclosed in the manner prescribed by law, and shall be entitled to have a Receiver appointed to take charge of the premises, to rent the same and receive and collect the rents, issues and royalties thereof, under direction of the Court, and any amount so collected by such Receiver shall be applied, under direction of the Court, to the payment of any judgment rendered, or amount found due upon foreclosure of this mortgage.

Dated this First day of June, 1927.

Witnesses:

D. C. Farmer

State of Kansas )  
County of Douglas )ss;

Before me, the undersigned a Notary Public, in and for said County and State, on this 18th day of June 1927, appeared D. C. Farmer, a widower, to me known to be the identical person who executed the foregoing instrument, and such person duly acknowledged the execution of the same, and he further declared himself to be single and unmarried.

My Commission expires April 18, -29.

Witness my hand and notarial seal the day and year above set forth.

Dick Williams  
Notary Public in and for Douglas County  
Kansas-----

L.S.

From E. Otis Perkins et al

MORTGAGE.

Kansas, Douglas County, ss;  
This instrument filed June 24th,  
1927 at 1:15 P.M.

To  
Mansfield Finance Corp.

Register of Deeds.

THIS INDENTURE, Made this 18th day of June A.D. 1927 between, E. Otis Perkins & Aimee R. Perkins his wife, in the State of Kansas, of the first part, and THE MANSFIELD FINANCE CORPORATION, of Shawnee County, Kansas, of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of -----  
---Three Thousand & No/100 ---(\$3000.00)---Dollars, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, convey and warrant, unto said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Douglas and State of Kansas, to-wit:

The West one half ( $\frac{1}{2}$ ) of Lot 48, and all of Lot 50 in Block 36, West Lawrence, in the City of Lawrence, Douglas County, Kansas -----

To have and To hold the Same, Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

Provided Always, And this instrument is executed and delivered to secure the payment of the sum of ---Three Thousand & No/100 ---(\$3000.00)---Dollars with interest thereon, under the terms and conditions of the note secured hereby, said sum having been loaned by the said--The Mansfield Finance Corporation to the part-- of the first part.

Bond-- For-- Par Value of said Corporation, has been assigned and pledged to said Corporation with all payments and dividends thereon, as additional security for said loan.

Now, if said part--- of the first part shall cause to be paid to the party of the second part the amount due it under said note, in accordance with the terms thereof, and comply with all the provisions and agreements in said note contained, then these presents shall be void; otherwise in full force and effect, and may be foreclosed according to law.

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

E. Otis Perkins  
Aimee R. Perkins