

MORTGAGE RECORD 75

by the party making such sale, on demand to said parties of the first part their heirs and assigns.
In Witness Whereof, The parties of the first part have hereunto set their hands and seals the day and
year first above written.

State of Kansas I
Douglas County (ISS

Signed sealed and delivered in
presence of -----.

A. Douglas (SEAL)
Lulu Douglas (SEAL)

Be it remembered, That on this 18th day of February A.D. 1928 before me the undersigned a Notary Public in and for said County and state came A. Douglas and Lulu Douglas his wife to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

F.C. Whipple
Notary Public

LS
My commission expires January 27, 1931.

From Joseph H. Cooper
To Union Central Life Ins. Co.

MORTGAGE

State of Kansas Douglas Co. ss
Filed for record Feb 21 1928
At 11:10 A.M.

Reg. No.

$$\begin{array}{r} 3214 \\ \hline 1175 \end{array}$$

Isa E Wellman

Register of Deeds

This Indenture Made and executed this second day of February 1928 by Joseph H. Cooper and Carrie E. Cooper husband and wife of Douglas County, Kansas parties of the first part and The Union Central Life Insurance Company, of Cincinnati, Ohio, party of the second part:

Central Life Insurance Company, of Cincinnati, Ohio, party of the second part:

Witnesseth, That the said parties of the first part for and in consideration of the sum of Seven Hundred (\$700.00) Dollars paid by the said party of the second part, the receipt of which is hereby acknowledged, mortgage and warrant unto the said party of the second part, its successors and assigns, forever, the certain tract or parcel of real estate situate in Douglas County, Kansas, described as follows, to-wit:

cribed as follows, to-wit:

The east half of the Northwest quarter of Section Twenty six (26) Township Thirteen (13) Range twenty (20) east of the sixth Principal Meridian, containing eighty (80) acres more or less. And whereas the mortgage herein is the owner and holder of said mortgage upon the premises herein described, which prior mortgage is recorded in Book 10 of page 177-178 of the Mortgage Records of the Douglas County, State of Kansas, and agreed by the parties hereto that failure on the part of the mortgagors to comply with the conditions, either of this mortgage or of the aforesaid prior mortgage, shall, at the option of the mortgagee, make both mortgages immediately due and payable, and said mortgagee shall thereupon be entitled to foreclose both of said mortgage.

To secure the payment of a debt evidenced by certain promissory note of even date herewith signed by Joseph H. Cooper, Carrie E. Cooper and Joseph F. Cooper party of the first part, and payable to the said party of the second part, at its Home Office in Cincinnati, Ohio more fully described as follows:

as follows: ^{or}
One Principal note for the sum of Seven Hundred Dollars, payable on October 1, 1938, in
partial payments prior to maturity in accordance with the stipulation therein, with interest from
date until paid at the rates therein specified; interest until maturity being evidenced by interest
notes of even date which draw interest after maturity until paid at the rate therein specified.
and agree with the said party of the

The said parties of the first part hereby covenant and agree with the said party of the second part, its successors and assigns as follows:

second part, its successors and assigns as follows:

First, To pay all taxes, assessments and charges of every character which are now, or which hereafter may become liens on said real estate when due. To pay all taxes assessed in Kansas against said party of the second part, or its assigns, on this mortgage or the notes or debt secured hereby, before the same become delinquent, provided the amount of such latter taxes together with the interest on the loan secured hereby does not exceed the maximum permitted by law to be paid; but if it does, the excess is to be paid by the said party of the second part. If said party of the first part does not pay the taxes, charges, liens or assessments herein covenanted to be paid, the holder of this mortgage may pay them and be entitled to interest on the same at the rate of ten per cent per annum and this mortgage shall stand as security for the amount so paid, with interest.

To pay the cost of repairs and improvements thereon

Second, To keep said real estate and all buildings, fences and other improvements thereon in as good condition and repair as of this date. To permit or commit no waste, or allow any cutting of timber, except for making and repairing the fences on the place and such as shall be necessary for firewood or use on said real estate.

Third, To keep at the option and to the satisfaction of the said party of the second part, the buildings now on or hereafter erected on said real estate insured and to deliver the policies and renewals thereof to said party of the second part. In case of failure to keep said buildings so insured and to deliver the policies and renewals thereof as agreed, the holder of this mortgage may effect such insurance and the amount so paid with interest at ten per cent per annum, shall be secured by this mortgage.

Fourth. In case taxes, assessments, charges, liens and insurance premiums are paid as herein provided by the party of the second part, the amount so paid may be collected from the party of the first part on demand, together with interest at ten per cent per annum from date of payment.

Fifth. If the maker or makers of said notes shall fail to pay any of said notes, or any notes given in renewal of the notes herein; or any notes given as evidence of interest on any extension of the time of payment of the debt herein secured when the same shall be due; or there is a failure to conform to or comply with any of the foregoing covenants or agreements; the whole sum of money herein secured shall thereupon become due and payable at the option of the said party of the second part without notice, and this mortgage may be foreclosed. Interest on the debt secured hereby shall be ten per cent per annum after maturity by default or otherwise, until paid.

When the indebtedness secured hereby has been fully paid and the foregoing covenants and conditions have been kept and performed, this conveyance shall be void, and shall be released by the said party of the second part at the cost and expense of the said party of the first part. In case of failure of the said party of the second part to release this mortgage all claim for statutory penalty or damages is hereby waived, otherwise to remain in full force and effect.

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

Joseph H. Cooper (SEAL)
Carrie E. Cooper (SEAL)

State of Kansas
Douglas County

Be it remembered, That on this 13th day of February 1926 before the under-