

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal of the day and year last above written.

Legal Seal

Jane Sheets Notary Public

My Commission Expires Sept. 10, 1931

Recorded March 12, 1930 A. D. at 2:15 P. M.

*E. C. Combs* Register of Deeds

FIRST MORTGAGE

Reg. No. 287

Fee Paid \$2.50

KNOW ALL MEN BY THESE PRESENTS:

That Byron Shields and Maud Shields, his wife of Douglas County, State of Kansas, parties of the first part, hereinafter called the first party, have mortgaged and hereby mortgage, convey and warrant first part, hereinafter called the first party, to W. H. Lewis, of Paola, Kansas, party of the second part, hereinafter called the second party, and to his successors and assigns, the following described real estate in Douglas County, Kansas, to-wit: The West 27 acres of the South half of the Southwest Quarter of Section Fifteen (15), Township Fifteen (15) Range Twenty-one (21), containing 27 acres, more or less, together with all the improvements thereon and the appurtenances thereunto belonging.

This mortgage is given as security for the performance of the covenants and agreements herein, and to secure to W. H. Lewis, his successors and assigns, the payment of the sum of One Thousand and no/100 Dollars with interest thereon according to the terms of one certain promissory note, executed and delivered by the first party to the second party, due and payable according to the terms thereof, with interest payable semi-annually, according to the terms of interest coupons thereto attached, all of said notes being of even date herewith, payable at the Lewis Investment Company, Paola, Kansas, and each bearing interest at the rate of ten per cent per annum after maturity until paid.

THE FIRST PARTY HEREBY COVENANTS AND AGREES:

That they are lawfully seized in fee simple of the real estate hereby conveyed, and that they have a good right to sell and convey the same as aforesaid; that the said real estate is free and clear of all incumbrances and that they and their heirs, executors and administrators will warrant and defend the same unto the said second party his successors and assigns, against all lawful claims and demands; That they will pay said note or notes hereby secured and interest thereon as the same shall become due and payable;

To neither commit nor suffer waste;

To pay all taxes and assessments levied upon said real estate, or upon the lien hereby created, by virtue of any law of the State of Kansas, to whomsoever assessed before same shall have become delinquent; To keep the buildings erected and to be erected upon said premises insured against loss by fire and tornado, to the amount of ----Dollars, for the benefit of the second party, his successors and assigns in an insurance company acceptable to him and to deliver the said insurance policies and renewal receipts to the said second party; and

Upon failure to comply with either of these conditions, covenants and agreements, it is agreed that the owner of this mortgage may pay the said taxes or assessments, or the cost of such insurance, and the amount so paid shall bear interest at the rate of ten per cent per annum from the date of payment, and said sum or sums so paid shall be immediately due and payable and shall be an additional lien upon said real estate, and be secured by this mortgage and may be collected in the same manner as the principal debt hereby secured.

That as additional and collateral security for the payment of the debt hereinbefore described, the first party hereby assigns, to the second party, his successors and assigns, all right, title and interest in and to all royalties and rentals accruing to them under all oil, gas, mineral, agricultural or other leases on said real estate and directs any lessee, on demand to pay the said second party, his successors and assigns, all royalties and rentals that may be payable to them under the terms of any such lease of said real estate provided that so long as no default be made in the payment of the principal debt hereby secured or the interest due thereon, and so long as the agreements, covenants and 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 the income and profit derived therefrom; this assignment to terminate and become void upon the release of this mortgage;

That the second party, his successors and assigns, shall be subrogated for further security to the lien, though released of record, of any and all encumbrances paid out of the proceeds of the loan secured by this mortgage;

That in case the second party, his successors or assigns, shall hereafter appear in any of the law 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, his successors or assigns, and such costs and expenses shall bear ten per cent interest from the date of the payment by said second party his 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 party 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 sum 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.

For Assignment See Book 77 Page 254

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March 1930  
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