

of the second part, or assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefor except as to sums actually collected by it or them, and that the lessees in any such leases shall account for such rights or benefits to the parties of the first part, or assigns, until notified by legal holder hereof to account for and to pay over the same to such legal holder.

In case of foreclosure, said party of the second part, or assigns, shall be entitled to have a receiver appointed by the court, who shall enter and take possession of the premises, collect the rents and profits thereon and apply the same as the court may direct, and any judgment for the foreclosure of this mortgage shall provide that all of the land herein described shall be sold together and not in separate parcels.

The foregoing conditions, covenants and agreements being performed, this mortgage shall be void and shall be released by the party of the second part at the costs and expense of the parties of the first part; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals on the day and year first above written.

Philip N. Miller (Seal)
Evalena Miller (Seal)

STATE OF KANSAS,
COUNTY OF FRANKLIN SS.

Be it remembered, that on this 16th day of April, A. D. 1930 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Philip N. Miller and Evalena Miller, his wife who are personally known to me to be the same persons who executed the foregoing mortgage, and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Legal Seal

Term Expires Apr. 24, 1931

M. Martin
Notary Public Franklin County
Kansas.

Recorded April 17, 1930 A. D. at 8:20 A. M.

Elis E. Amos Register of Deeds

MORTGAGE

THIS MORTGAGE, Made this 14th day of April 1930 by Philip N. Miller and Evalena Miller, his wife of the County of Douglas and State of Kansas parties of the first part, to The Davis-Wellcome Mortgage Company, a corporation, existing under the laws of the State of Kansas, having its office at Topeka, County of Shawnee and State of Kansas, party of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of One Hundred Five Dollars, to them in hand paid, 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 or assigns, the real estate situated in the County of Douglas, and State of Kansas, particularly bounded, and described as follows, to wit: The South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seventeen (17) and the South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Sixteen (16) all in Township Fifteen (15) South, Range Twenty (20) East of the Sixth Principal Meridian, containing Eighty (80) Acres, more or less.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, forever, free and clear of all incumbrance. This mortgage is subject and second to a mortgage executed by the parties of the first part to The Prudential Insurance Company of America dated April 14th 1930 to secure the payment of \$1500 covering the above-described real estate.

PROVIDED ALWAYS, And these presents are upon this express condition, that whereas, said parties of the first part have this day executed and delivered one certain promissory note in writing to said party of the second part, payable in installments as follows: \$7.50 on Oct. 18, 1930 April 18, 1931, Oct. 18, 1931, April 18, 1932, Oct. 18, 1932, April 18, 1933, Oct. 18, 1933, April 18, 1934, Oct. 18, 1934, April 18, 1935, Oct. 18, 1935, April 18, 1936, Oct. 18, 1936, April 18, 1937 respectively, with interest at ten per cent per annum after maturity until payment both principal and interest payable at the office of The Davis-Wellcome Mortgage Company, Topeka, Kansas, and it is distinctly understood and agreed that the note secured by this mortgage is given for and in consideration of the services of said The Davis-Wellcome Mortgage Company, in securing a loan for said parties of the first part, which loan is secured by the mortgage hereinbefore referred to and excepted, and the said note does not represent any portion of the interest on said loan and is to be paid in full, regardless of whether said loan is paid wholly or partly before its maturity.

NOW, if said parties of the first part shall pay or cause to be paid to said party of the second part, its successors or assigns, said sum of money in the above described note mentioned together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if 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 with or without appraisement, 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 paid 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

Reg. No. 746
Fee Paid 20¢

Release. The debt secured by this mortgage has been paid in full and the same is hereby cancelled and released at 1:40 p.m. of May 1, 1931. The Davis-Wellcome Mortgage Company by Dymon H. Dymon Vice President

(Conf. Seal)

was written on Original Mortgage this 17th day of May 1931
Notary Public