

SAML DODD WORTH STATIONERY CO KANSAS CITY MO 64114

FOURTH. That in case of default of any of the covenants or agreements herein contained, the rents and profits of the said premises are pledged to the party of the second part as additional and collateral security for the payment of all the indebtedness secured hereby, and the said party of the second part is entitled to the possession of said property by a receiver or otherwise, as it may elect.

FIFTH. That the party of the first part hereby agrees to pay all taxes and assessments, general or special which may be assessed upon said land, premises or property or upon the interest of the party of the second part therein, and not to suffer or permit all or any part of the taxes or assessments to become or remain delinquent, or any interest therein to be sold for taxes.

SIXTH. That the parties hereto further agree that all the covenants and agreements of the party of the first part herein contained shall extend to and bind their heirs, executors, administrators, successors and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns.

SEVENTH. That if such payments be made as herein specified this conveyance shall be void, but if any note herein described, whether for principal or interest, or any part of the indebtedness secured by this mortgage, or any interest thereon, be not paid when due, or if default be made in any covenant or agreement herein contained, or if at any time any law, either federal or state, should be passed imposing or authorizing the imposition of any specific tax upon mortgages or bonds, or upon the principal or interest money secured by bonds or mortgages, or by virtue of which the owner, for the time being of the land above described, shall be authorized to pay any such tax upon said bond or mortgage, or principal or interest thereby secured or on the security, or either of them, and deduct the amount of such tax paid from any money or principal or interest secured by said bond and mortgage, then in any such case the said principal sum herein secured, with all arrearages of interest thereon, shall at the option of the holder of this mortgage be and become immediately due and payable anything in the note or bond hereby secured or in this mortgage contained to the contrary notwithstanding; and it shall then be lawful, and the said mortgagors do authorize the said mortgagee to at once foreclose this mortgage; and no failure on the part of the second party to exercise any option to declare the maturity of the debt hereby secured shall be deemed a waiver of right to exercise such option at any other time as to past, present, or future default hereunder, and in case of default of payment of any sum herein covenanted to be paid when due, the first party agrees to pay to said second party interest at the rate of ten per cent per annum, computed annually on said principal note, from the date of default to the time when said principal and interest shall be fully paid.

EIGHTH. As additional and collateral security for the payment of the note and indebtedness hereinbefore described, the said party of the first part hereby assigns to the said party of the second part all the profits, revenues, royalties, rights and benefits accruing or to accrue to them under all oil, gas or mineral leases on said premises. This assignment to terminate and become null and void upon the release of this mortgage.

IN WITNESS WHEREOF, The said party of the first part have herunto subscribed their names and affixed their seals on the day and year above mentioned.

Walter Bradford (Seal)  
Alice Bradford (Seal)

STATE OF KANSAS,  
DOUGLAS COUNTY, SS.

BE IT REMEMBERED, That on this 10th day of May A. D. 1930 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Walter Bradford and Alice Bradford, his wife to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

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

Legal Seal

Commission expires Dec. 29, 1932

Bernice E. Jones Notary Public

Recorded May 21, 1930 A. D. at 9:10 A. M.

*Elmer E. Pennington* Register of Deeds

# MORTGAGE

THIS INDENTURE, Made this 1st day of March in the year of our Lord one thousand nine hundred thirty and between Bettie Collins and Mrs. Allie Elder Collins, his wife, of Leocompton, in the County of Douglas and State of Kansas, of the first part, and Florence G. Clarke of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of two thousand and no/100 Dollars to them duly paid, the receipt of which is hereby acknowledged have sold, and by these presents do grant, bargain, sell and mortgage to the said party of the second part, her heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas described as follows, to-wit: All of Lot One (1) in the Southeast Quarter (4) of Section Six (6) Township Twelve (12), Range Nineteen (19), lying South of the Right of way of the Atchison, Topeka and Santa Fe Railroad containing Eighteen (18) acres more or less, also The North Half (1/2) of the Northeast Quarter (4) of Section Seven (7), Township Twelve (12), Range Nineteen (19), in Douglas County, Kansas, with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said Bettie Collins and Mrs. Allie Elder Collins, his wife do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same against all claims whatsoever. This grant is intended as a mortgage to secure the payment of the sum of two thousand and no/100 Dollars Dollars, according to terms of one certain promissory note this day executed by the said Bettie Collins and Mrs. Allie Elder Collins, his wife, to the said party of the second part; said note being given for the sum of two thousand and no/100 Dollars, dated March 1, 1930 due and payable in five years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of \$65.00 dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee, in the sum of \$100,000 Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the

J. JOHN CALLAHAN, Clerk of the District Court of Douglas County, Kansas, do hereby certify that a full and correct copy of the foregoing instrument was made by me in conformity with the provisions of the Act in that behalf made, and that the same is duly recorded in the public records of said County and State.

ATTEST

*Nancy A. Reed* Clerk of District Court

The following is endorsed on the original instrument:  
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created is discharged.  
Filed for record August 10, 1930  
A. D. 1930

The Release  
Was Written  
and Signed  
and Recorded  
in the Public  
Records of  
Douglas County,  
Kansas  
on August 10, 1930  
at 10:30 A.M.  
J. John Callahan  
Clerk