

SAML BODSWORTH STATIONERY CO KANSAS CITY MO 64114

payable, and thereupon or in case of default in payment of said promissory note at maturity the said party of the second part his heirs or assigns, shall be entitled to immediate possession of said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

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

Thomas L. Huddleston
Ella M. Huddleston

STATE OF KANSAS,
COUNTY OF SEDGWICK, SS.

On this 23rd day of June A. D. 1930 before me, a Notary Public in and for said County, personally appeared Thomas L. Huddleston and Ella M. Huddleston Husband and wife to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

WITNESS my hand and official seal, the day and year last above written.

Legal Seal

My commission expires May 9th 1931.

Lillian Hockaday Notary Public

Recorded June 26, 1930 A. D. at 11:00 A. M.

Ella M. Huddleston

Register of Deeds

MORTGAGE

THIS INDENTURE, Made this 24th day of June A. D. Nineteen Hundred and Thirty by and between William M. Sanford, a widower, in the county of Douglas and State of Kansas party of the first part, and The Farm Mortgage Investment Company, (incorporated under the laws of Kansas) located at Topeka, Kansas party of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Twenty-One Hundred and no/100 Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby Mortgage and Warrant to the said party of the second part and to its legal representatives and assigns forever, all of the following described tract piece or parcel of land, lying and situated in the county of Douglas and state of Kansas to wit: The South Half of the Northeast Quarter (S¹/₂NE¹/₄) and the Northwest Quarter of the Northeast Quarter (NW¹/₄NE¹/₄) of Section Fifteen (15) in Township Twelve (12) South, Range Eighteen (18) East of the Sixth Principal Meridian, containing One Hundred Twenty (120) Acres, more or less, according to the Government Survey thereof, TO HAVE AND TO HOLD the same, with appurtenances thereto belonging, or in any wise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors or assigns forever:

PROVIDED, HOWEVER, That if the said party of the first part shall pay, or cause to be paid to the said party of the second part, its successors or assigns, the principal sum of Twenty-one hundred Dollars on the first day of July, A. D. 1935, with interest thereon at the rate of 5% per cent per annum, payable on the first day of January and July in each year, together with interest at the rate of ten per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said party of the first part and payable at the office of said company, in Topeka, Kansas, or such other place as the legal holder of the principal note may in writing designate, which note represents, a just indebtedness and actual loan from the party of the second part to the party of the first part; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect.

Said party of the first part hereby agrees and covenants as follows:

First: To pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified, and all interest coupons, and if not so paid the said party of the second part, or the legal holder or holders of this mortgage, may, without notice declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums, and if suit shall be filed for the foreclosure of this mortgage may have the abstract of title extended from the date of record of this mortgage to the date of filing such foreclosure suit at the expense of the first party or parties and the second party may make any payments necessary to remove or extinguish any prior outstanding title, lien or incumbrance on the premises hereby conveyed, and the amounts so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of ten per centum per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and in case of foreclosure the judgment shall provide that the whole of said premises be sold together and not in parcels.

Second: To keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Third: To procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage to the amount of Twenty-five hundred and no/100 Dollars, fire and lightning, and to the amount of Nine hundred and no/100 Dollars tornado, to which policies shall be attached mortgage clauses satisfactory to second party; and it is further agreed that every such policy of insurance shall be held by the party of the second part, or the legal holder or holders of said note, as collateral or additional security for the payment of the same; and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable, and receivable thereon, and apply the same when received, to the payment of said note or notes, less the costs and expenses incurred in collecting said insurance; or may elect to have buildings repaired, or new buildings erected on the aforesaid mortgaged premises. Said party of the second part, or the legal holder or holders of said note may

Reg. No. 222
Fee Paid \$2.00

The Commission is \$10.00 per \$100

copy done

My Commission expires May 9th 1931

Handwritten note: The following is a true and correct copy of the original instrument as the same is now on file in the office of the Register of Deeds for the County of Sedgewick, Kansas.