

SANL GOOSWORTH STATIONERY CO KANSAS CITY MO 64114

EXTENSION AGREEMENT.

Extension Agreement and Coupons.

Lawrence, Kansas, August 4, 1930.

Reg. No. 224
Fee Paid \$ 3.00

WHEREAS, The First Savings Bank of Lawrence, Kansas, the owner of a certain mortgage note of Fifteen Hundred and no/100 Dollars, reduced by payment to Thirteen Hundred and no/100 Dollars, (\$1300.00) given by Mary Ann Bowen & A. M. Bowen, to The Merchants Loan & Savings Bank dated August, 1, 1927, and secured by mortgage recorded in book 74 of mortgages, at page 122, in the office of the Register of Deeds of Douglas County, Kansas, has agreed to extend the time of payment of said note to August 1, 1933.

NOW, in consideration of such extension Mary Ann Bowen present owner of the land conveyed in the above described mortgage, do hereby agree to pay interest upon said note according to the tenor and effect of certain coupon notes of even date herewith the extension of time of payment of said note and the payment of said coupon notes being subject in all respects, except as to date of payment, to the terms, recitals and conditions of said mortgage note hereinbefore mentioned, and to the provisions of said mortgage deed.

Mary Ann Bowen.

Recorded August 12, 1930 A.D. at 8:30 A. M.

Wm. C. ... Register of Deeds.

MORTGAGE

Reg. No. 230
Fee Paid \$ 2.00

THIS INDENTURE, Made the 12th day of August A. D. 1930 between Charles A. James, a widower party of the first part, and Collins Mortgage Company, a corporation, party of the second part:

WITNESSETH, That the said party of the first part, in consideration of One Thousand and No/100 Dollars, to him in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant bargain, sell and convey unto the said party of the second part, its successors or assigns forever, the following described Real Estate situated in the County of Douglas and State of Kansas, to-wit: One (21) East of the Sixth Principal Meridian, (Containing 78 acres, more or less).

TO HAVE AND TO HOLD the same with all and singular the hereditaments and appurtenances thereunto belonging unto the said party of the second part, its successors or assigns forever.

And the said party of the first part hereby covenants and agrees that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein and that he has a good right to sell and convey said premises and that they are free and clear of all incumbrances, and that the party of the first part hereby warrants and defends the title thereto against the claims of all persons whomsoever, and hereby expressly waives all benefits of the homestead, appraisement, exemption and stay laws of the State of Kansas, and agrees to pay all fees necessary for recording this instrument.

CONDITIONED, HOWEVER, That whereas, the said party of the first part, is justly indebted to the said Collins Mortgage Company for money borrowed in the principal sum of One Thousand and No/100 Dollars to secure the payment of which, the party of the first part, has executed and delivered to the said Collins Mortgage Company, a certain promissory note in the sum of One Thousand and No/100 Dollars bearing even date herewith and payable to the order of the Collins Mortgage Company, its successors or assigns, according to the tenor and effect of said note, with interest thereon from September 1st, 1930 to maturity, at the rate provided for in said note, and both principal and interest to bear interest after maturity at the rate of ten (10) per cent per annum, payable semi-annually, until paid.

And said party of the first part expressly agrees to pay the said note and the interest thereon promptly as each payment becomes due and payable and shall pay all taxes and special assessments of any kind that may be levied or assessed within the State of Kansas upon said premises, or any part thereof, or upon the interest of the mortgagee, its successors or assigns, in said premises, or upon the note or debt secured by this mortgage, and procure and deliver to said party of the second part, its successors or assigns, at its or their home office, before the day fixed by law for the first interest or penalty to accrue thereon, the official receipt of the proper officer showing payment of all such taxes and assessments; and, so long as any part of the debt hereby secured remains unpaid, shall keep the buildings upon said premises insured against loss or damage by fire in some reliable insurance company or companies to be approved by the said party of the second part, its successors or assigns, to the amount of the insurable value of said buildings, (provided, however, that if the policies of such insurance contain any condition or provision as to co-insurance conditions), with loss, if any, payable to said party of the second part, its successors or assigns, as its or their interest may appear, and forthwith upon issuance thereof, deposit such policies with the said party of the second part, its successors or assigns; and shall keep the buildings and other improvements on said premises in as good condition and repair as at this time ordinary wear and tear only excepted; and shall keep said premises free from all statutory liens and upon demand by the said party of the second part, its successors or assigns, shall pay all prior liens, if any, which may be found to exist on said property, and all expenses and attorney's fees incurred by said part, its successors or assigns, by reason of litigation with third parties to protect the lien of this mortgage; all of which said party of the first part hereby agrees to do; then these presents to be void, in which event this mortgage will be satisfied of record, the expense of which satisfaction the party of the first part agrees to pay otherwise to remain in full force.

It is agreed that if the insurance above provided for is not promptly effected and the policies therefor duly deposited or if the liens, taxes, special assessments, expenses or attorney's fees above specified shall not be paid as hereinbefore provided, the said party of the second part its successors or assigns, (whether electing to declare the whole indebtedness hereby secured due and collectible or not) may effect the insurance above provided for and pay the reasonable premiums and charges therefor, and may pay such insurance liens, expenses and attorney's fees, and all such payments with interest thereon from time of payment at the rate of ten (10) per cent per annum shall be deemed part of the indebtedness secured by this mortgage, and may pay said taxes and assessments (irregularity in the levy or assessment thereof being expressly waived), and all such taxes and assessments with interest thereon from time of payment at the rate so made and provided for by the statutes of the State of Kansas, shall be deemed a part of the indebtedness secured by this mortgage, and all such payments of insurance premiums, liens, taxes, special assessments, expenses or attorney's fees shall be due from and payable by the party of the first part to the party of the second part, its successors or assigns,

Handwritten notes:
This instrument is a continuation of the mortgage recorded in book 74 of mortgages at page 122 in the office of the Register of Deeds of Douglas County, Kansas, dated August 1, 1927.
The amount of the debt secured by this mortgage is \$1300.00.
The date of maturity of this mortgage is August 1, 1933.
The interest on this mortgage is to be paid semi-annually.
The party of the first part agrees to pay the interest on this mortgage as it becomes due.
The party of the first part agrees to pay the principal of this mortgage as it becomes due.
The party of the first part agrees to pay the taxes and special assessments on the premises secured by this mortgage.
The party of the first part agrees to keep the buildings on the premises insured against fire.
The party of the first part agrees to keep the buildings on the premises in good condition and repair.
The party of the first part agrees to pay all prior liens on the premises.
The party of the first part agrees to pay the expenses and attorney's fees incurred by the party of the second part in connection with this mortgage.
The party of the first part agrees to pay the expenses of recording this instrument.

THE OFFICER
WILL AFFIX
HIS OFFICIAL
NOTICE
THIS IS A
MORTGAGE
RECORDED
IN BOOK 74
OF MORTGAGES
AT PAGE 122
IN THE OFFICE
OF THE REGISTER
OF DEEDS
OF DOUGLAS
COUNTY
KANSAS
AUGUST 12 1930
Wm. C. ...
Register of Deeds