

MORTGAGE

Rec. No. 147
 Fee Paid \$3.00

THIS INSTRUMENT, Made this 11th day of June in the year of our Lord, one thousand nine hundred and thirty-one between May O. Lynch, a widow, Olive Greiner, L. E. Greiner, her husband, and W. C. Lynch, single of Ottawa in the County of Franklin and State of Kansas parties of the first part, and The Ottawa Mortgage Company, a corporation under the laws of Kansas, located at Ottawa, Franklin County, Kansas, party of the second part:

WITNESSETH, That the said parties of the first part in consideration of the sum of \$2000.00 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, its successors and assigns, forever, all that tract or parcel of land situated in the County of Douglas, State of Kansas, described as follows, to-wit: The Northwest quarter (¼) of Section Fifteen (15) and Township Fifteen (15), 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 parties of the first part 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 the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances, First party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises in some company or companies approved by said second party, for the benefit of said second party, or assigns, in the sum not less than \$----- Dollars each, and shall deliver all policies of Insurance written on buildings to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefore with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

THIS GRANT is intended as a Mortgage to secure the payment of the sum of \$2000.00 Two Thousand and no/100 Dollars, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part, and payable to the order of said second party, with interest thereon according to the tenor thereof, payable semi-annually, according to the terms of ten interest notes attached, and all of said notes bearing ten per cent, interest after due-----both principal and interest being payable in lawful money of the United States of America, at the office of The Ottawa Mortgage Company, in Ottawa, Kansas.

And this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof; and it shall be lawful for said party of the second part, its successors and assigns, at any time thereafter to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, all insurance premiums and taxes paid by the holder of the mortgage, also fees for all abstract work deemed necessary by the mortgage or holder of this mortgage, together with the costs and charges of making such sale, all said taxes insurance premiums, abstract fees so paid, shall draw interest at the rate of ten per cent per annum from the date of their payment, and the surplus, if any there be, shall be paid by the party making such sale, on demand, to the said first parties or their heirs and assigns.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hand and seal the day and year last above written.

WITNESSES:

May O. Lynch (Seal)
 Olive Greiner (Seal)
 L. E. Greiner (Seal)
 W. C. Lynch (Seal)

STATE OF KANSAS,
 FRANKLIN COUNTY, SS

BE IT REMEMBERED, That on this 11th day of June A. D. 1931 before me, a Notary Public in and for said County and State, came May O. Lynch, a widow to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

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

Legal Seal

My commission expires Nov. 29, 1933

Grace M. Drup Notary Public

STATE OF MISSOURI,
 COUNTY OF JACKSON, SS.

BE IT REMEMBERED, That on this 12th day of June A. D. 1931 before me, a Notary Public in and for said County and State, came Olive Greiner and L. E. Greiner, her husband, 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 hereunto subscribed my name and affixed my official seal on the day and year last above written.

Legal Seal

My commission expires March 3rd 1934

Margaret Dougherty Notary Public

STATE OF IOWA,
 TAYLOR COUNTY, SS.

BE IT REMEMBERED, That on this 18th day of June A. D. 1931 before me, a Notary Public in and for said County and State, came W. C. Lynch, a single man, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

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

Legal Seal

My commission expires July 4, 1933

C. C. Carlton Notary Public

Recorded June 22, A. D. 1931 at 9:00 A. M.

Elmer C. Armstrong Register of Deeds

This release
 was written
 on the original
 mortgage
 this 7th day
 of Sept.
 1934
 Harry A. Bick
 Reg. of Deeds

The High Mortgage is being transferred to the High Mortgage Company, which is a corporation under the laws of Kansas, located at Ottawa, Franklin County, Kansas. (Copy Seal)