

SARL BOGGSWORTH STATISTICAL CO. KANSAS CITY, MO. 64104

Third: Until the mortgage indebtedness is fully paid, to pay all annual premiums in advance and to keep said policy of life insurance Number 660-F on the life of Sarah Radcliffe in full force and effect.

Fourth: To pay all taxes, charges and special assessments on the real estate hereinbefore described before the same become delinquent under the law of the State where the same is located and to fully protect the second party's title and lien on said property hereby created, against all claims and demands whatsoever.

Fifth: To keep all improvements on said property in good repair, usual wear and tear excepted. Sixth: That on default in the payment of any taxes, charges, or special assessments which may be imposed by law upon said premises, or any part thereof, or on the failure to keep said property insured or pay the premiums of insurance on the improvements, the second party, may at its option, pay or cause to be paid such taxes, charges, special assessments, or premiums of insurance on the improvements aforesaid, and the amount or amounts so paid, with interest thereon at the rate of ten per cent per annum from date of payment shall constitute a lien on the above described land and be secured by this mortgage and recovered in an action of foreclosure, the same as if it were a part of the unpaid mortgage debt.

Seventh: It is further agreed that after the payment of three annual premiums in cash by the insured under Policy Number 660-F according to its terms, or sooner, if according to the terms of such policy it shall have any reserve value, privileges or benefits, the second party may, at its option, apply such reserve value or part thereof as it may see fit or any other privileges or benefits attaching to said policy of life insurance as may be necessary to the payment of any and all interest due on this loan, or at the option of the second party, to the automatic payment of any premium due on said policy of life insurance according to its terms, all without prejudice to second party's right to declare the entire indebtedness due and payable if it sees fit, and to foreclose this mortgage according to law, and also at its option to cancel said policy of insurance according to its terms and in harmony with the statutes of Kansas for the cancellation of life insurance policies on account of the non-payment of premium when due.

Eighth: That the second party may resort, for the payment of said principal monies, interest and insurance premiums on the life of Sarah Radcliffe to its several securities therefor in such order and manner and at such time or times as it may see fit.

Ninth: That it is expressly understood and agreed, that this mortgage shall become due and payable forthwith at the option of the mortgagee if the mortgagor shall convey away said mortgaged premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

Tenth: Now if the debt, obligation and the installments described in said note evidencing said indebtedness and herein, be paid when due and each and all of the agreements herein contained be kept and performed as aforesaid, then these presents shall be null and void, but if default be made in the payment of the note or any installment thereof when due, or any interest thereon or premium of life insurance or part thereof on said policy Number 660-F when due, or if any charge, taxes or assessment on the property herein described be not paid before the same become delinquent, then the entire indebtedness hereby secured (except the unearned and deferred life insurance premiums) shall at the option of the second party, its successors or assigns by virtue of this mortgage immediately become due and payable at once, without notice and the second party, its successors or assigns may proceed to foreclose this mortgage in the manner provided by law and to cancel said life insurance policy on the life of Sarah Radcliffe by the giving of notice of its intention to do so according to law, or the said second party may at its option avail itself of any rights or remedies of any one of the securities hereby granted as set forth in paragraph Eight hereof, without forfeiting or affecting any other right that it may have hereunder.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal on the day and year first above written.

Sarah Radcliffe
Harriett A. Radcliffe

STATE OF KANSAS, DOUGLAS COUNTY, SS.

BE IT REMEMBERED, That on this 17th day of August A. D. 1931 before me, a Notary Public in and for said County and State, came Sarah Radcliffe and Harriett A. Radcliffe to me personally known to be the same persons who executed the within 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 Oct. 14, 1931

Eva H. Neville Notary Public

Recorded Aug. 21, A. D. 1931 at 10:15 A. M.

E. E. Armstrong Register of Deeds

MORTGAGE

THIS MORTGAGE, Made this 19th day of August 1931 by Charles W. Shoemaker and Minnie Shoemaker, his wife of the County of Osage 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 Fifty Dollars, to them in hand paid, the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell, Convey and Warrant unto the 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 Northeast Quarter (NE $\frac{1}{4}$) of Section Fourteen (14), Township Fifteen (15) South Range Seventeen (17) 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 August 19th 1931 to secure the payment of \$1000, covering the above-described real estate.

Reg. No. 1570
Tax Paid 258

See Deeds Book 117 Page 327