

(\$1) and the further covenants, agreement and advancements hereinafter specified 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 and State of Kansas, described as follows, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ), and the Southeast Quarter (SE $\frac{1}{4}$ ), of Section Fifteen (15), Township Thirteen (13), Range Nineteen (19), except beginning at the Northeast corner of said Southeast Quarter (SE $\frac{1}{4}$ ) of Section Fifteen (15), thence West Thirty (30) rods; thence South to the center of Wakarusa River; thence down the center of said River to the East line of said Quarter Section; thence North on said East line to the place of beginning, containing Sixteen (16) acres more or less; also less tract of Twenty-one and 63/100 (21.63) acres deeded to William Brown, described in Deed Book 74, Page 519, of the records of Douglas County, Kansas,

with all the appurtenances, and all the estate, title, and interest of the parties of the first part therein.

And the said Channing S. Shepherd and Mary L. Shepherd, 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 except a mortgage of record for \$3000.00.

This grant is intended as a mortgage to secure the payment of any sum or sums of money which may be advanced by the party of the second part, or its assigns, to the parties of the first part herein or either of them, at date hereof or from time to time, as the parties hereto or either of them may now or hereinafter agree, with interest on said advancements from the date of the advancement until paid; it being the intention of the parties hereto that this mortgage shall secure any advancements made from time to time to the parties of the first part or either of them, by the party of the second part, however evidenced, whether by note, check, receipt, or book account, and to remain in full force and effect between the parties hereto, or assigns, until all advancements made by virtue hereof are paid in full, with interest; and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or the insurance is not kept up thereon, this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said party of the second part, its successors and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all the moneys arising from such sales to retain the amount then due for the principal and interest, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to said parties of the first part their heirs and assigns.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered in presence of

Channing S. Shepherd (SEAL)  
Mary L. Shepherd (SEAL)

State of Kansas }  
Douglas County } SS:

BE IT REMEMBERED, That on this 15th day of December A. D. 1931, before me, the undersigned, a Notary Public, in and for said County and State, came Channing S. Shepherd and Mary L. Shepherd, his wife, to me personally known to be the same persons who executed the foregoing instrument of writing, 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 January 27, 1935

F. C. Whipple, Notary Public.

Recorded Dec. 18, A. D. 1931 at 9:30 A. M.

*Chas. E. Caruth* Register of Deeds

#### EXTENSION AGREEMENT AND COUPONS

Lawrence, Kansas. December 15, 1931.

WHEREAS, William Simon the owner of a certain mortgage note of Two thousand 00/100 Dollars, (\$2,000.00), given by P. C. Reynolds and Maude Dellena Reynolds, his wife to William Simon dated December 15, 1926, and secured by mortgage recorded in book 69 of mortgages, at page 315, in the office of Register of Deeds of Douglas County, Kansas, has agreed to extend the time of payment of said note to December 15, 1935

NOW, in consideration of such extension P. C. Reynolds and Maude Dellena Reynolds, his wife the present owners 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.

P. C. Reynolds  
Maude Dellena Reynolds

Recorded Dec. 19, A. D. 1931 at 4:20 P. M.

*Chas. E. Caruth* Register of Deeds

The following is entered on the original instrument.

The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created is cancelled. *Chas. E. Caruth* Register of Deeds  
Recorded July 12, 1933  
By *Chas. E. Caruth* Register of Deeds

Rep. No. 4668  
Fee Paid \$ 0.00