

second part, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum, shall immediately become due and payable; and said taxes and assessments of every nature so paid shall be an additional lien against said mortgaged premises secured by this mortgage; and in the event it becomes necessary to foreclose this mortgage the costs and expenses of an abstract incident to said foreclosure shall be an additional charge against said mortgaged premises secured by this mortgage; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the party of the second part his heirs, executors, administrators, and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mortgage, with interest on said additional sums so paid at the rate of ten per cent, per annum from the date of payment of said sums, and costs, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of the said parties of the first part, their heirs and assigns, and all persons claiming under them. And the said parties of the first part shall and will at their own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of _____ Dollars, for the benefit of said party of the second part; and in default thereof said party of the second part may effect said insurance in his own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

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 and clear of all incumbrances, and that they will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns forever, against the lawful claims of all persons whomsoever.

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

Executed and delivered in presence of
Blake A. Williamson

Drury R. Thorn M. D. (SEAL)
Nelle F. Thorn (SEAL)

STATE OF KANSAS, COUNTY OF WYANDOTTE, SS.

BE IT REMEMBERED, that on this 15th day of June, A. D. 1932, before me, the undersigned, a Notary Public in and for said County and State, came Drury R. Thorn, and Nelle F. Thorn, his wife, who are personally known to me to be the identical persons described in, and who executed the foregoing Mortgage, and duly acknowledged the execution of the same to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have herunto subscribed my hand and affixed my official seal on the day and year last above written.

Legal Seal
My commission expires April 16, 1936

Blake A. Williamson
Notary Public

Recorded September 1", A. D. 1932 at 9:30 A. M.

Chas. E. Cantelero Register of Deeds

THE FEDERAL LAND BANK OF WICHITA
AGREEMENT FOR SALE OF REAL ESTATE

THIS AGREEMENT, Made and entered into this 12th day of November, 1931, by and between THE FEDERAL LAND BANK OF WICHITA, Wichita, Kansas, a corporation, party of the first part, and John W. Gentry of Ottawa, Kansas, party (y-ies) of the second part.

WITNESSETH, that party of the first part, for and in consideration of the sum of \$5,750.00 plus interest as herein provided, to it in hand to be paid as hereinafter provided, and in consideration of the mutual covenants and conditions herein contained, hereby contracts and agrees to sell to part (y-ies) of the second part all of its title to and interest in the following described real estate situated in the County of Douglas, and State of Kansas, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-six (26), in Township Fourteen (14) South Range Nineteen (19) East of the Sixth Principal Meridian, containing 160 acres of land, more or less, according to the Government survey thereof.

Party of the first part agrees to deliver to part (y-ies) of the second part for examination abstract(s) of title to said real estate within thirty days from the date of this agreement, as herein-before set forth, or as soon thereafter as party of the first part may have said abstract(s) recertified and delivered to part (y-ies) of the second part. Part (y-ies) of the second part agrees to examine said abstract(s), and to notify party of the first part in writing within thirty days after the receipt of said abstract(s) or as to such requirements as must be complied with to make the title to said real estate merchantable as disclosed by said abstract. Party of the first part is to have a reasonable time thereafter to comply with such requirements. If said title as disclosed by said abstract(s) be not merchantable and if party of the first part fails to comply with such requirements as may be necessary to make said title merchantable within the time and in the manner herein specified, then party of the first part agrees to refund to part (y-ies) of the second part the cash payment of \$1,000.00, hereinafter referred to, without interest, whereupon the rights of each of the parties hereunder shall cease and said contract shall be null and void, otherwise to remain in full force and effect.

Part (y-ies) of the second part agree to pay to party of the first part said full consideration for the sale of said real estate in the following manner, to-wit: the sum of \$1,000.00 cash upon the execution of this agreement, the receipt whereof is hereby acknowledged by the party of the first part; \$500.00 on or before the 1st day of March, 1932, five additional payments of \$250.00 each, the first of which shall be payable on or before the 1st day of March, 1933, and the remaining four payments on or before the first day of each March thereafter until all of said payments have been made; together with interest on the unpaid balance of the purchase price for the sale of said real estate at the rate of six per cent per annum, payable semi-annually, said interest payments to continue until the execution of the notes and mortgages hereinafter provided for.

It is further agreed by and between the parties that all deferred cash payments of principal and/or interest provided for under the terms of this contract, and/or under the terms of any notes and mortgages referred to herein, if not paid when due, shall bear simple interest from the due dates thereof at the rate of eight per cent per annum until paid; that in the event that part (y-ies) of the second part shall fail to pay any taxes or assessments which said part (y-ies) of the second part may have covenanted to pay in this agreement or in any mortgage(s) herein referred to or to maintain insurance as herein provided for, party of the first part may make such payments or provide such insurance and the

This Release
was written
on the original
MORTGAGE
this 3rd day
of December
1931
Harold H. Becke
Notary Public

See Assignment See Book 130, Page 100

--- the mortgage within named, do hereby certify that the within Mortgage is fully paid, satisfied, and discharged, and authorize the Register of Deeds of --- County, Kansas, to discharge the same of record. Dated at 12-2-41 19 --- In presence of Drury R. Thorn

J. F. Breisch

Drury R. Thorn

Harold H. Becke
Notary Public