

DOUGLAS COUNTY

Extension Coupon

\$60.00 Lawrence, Kan., Nov. 20, 1936. On the 1st day of December, 1936, we promise to pay to the order of First National Bank Sixty and no/100 Dollars at First National Bank, Lawrence, Kansas, for interest due on a principal sum of \$2000. This coupon bears interest at the rate of ten per cent per annum after due

No. 4

John S. Dillon
Alice Dillon

Extension Coupon

\$60.00 Lawrence, Kan., Nov. 20, 1936. On the 1st day of June, 1936, we promise to pay to the order of First National Bank Sixty and no/100 Dollars, at First National Bank, Lawrence, Kansas, for interest due on a principal sum of \$2000. This coupon bears interest at the rate of ten per cent per annum after due.

No. 3.

John S. Dillon
Alice Dillon

EXTENSION COUPON

\$60.00 Lawrence, Kan., Nov. 20, 1936. On the 1st day of December, 1937, we promise to pay to the order of First National Bank, Sixty and no/100 -- Dollars, at First National Bank, Lawrence, Kansas, for interest due on a principal sum of \$2000. This coupon bears interest at the rate of ten per cent per annum after due.

No 2.

John S. Dillon
Alice Dillon

EXTENSION COUPON

\$60.00 Lawrence, Kan., Nov. 20, 1936. On the 1st day of June, 1937, we promise to pay to the order of First National Bank, Sixty and no/100 -- Dollars, at First National Bank, Lawrence, Kansas, for interest due on a principal sum of \$2000. This coupon bears interest at the rate of ten per cent per annum after due.

No 1.

John S. Dillon
Alice Dillon

Recorded December 3, 1936 at 10:00 A.M.

Harold A. Beck

Register of Deeds

MORTGAGE

THIS INDENTURE, made this 20th day of November A. D. 1936, by and between Charles D. Stewart, a widower of Douglas County, Kansas, hereinafter called the mortgagor, which expression shall, wherever the context so admits, include his heirs, executors, administrators, successors and assigns, party of the first part, and The A. O. U. W. of Kansas hereinafter called the mortgagee, which expression shall, wherever the context so admits, include its successors and assigns, party of the second part.

WITNESSETH: That the said mortgagor has mortgaged and by these presents, does Mortgage, Convey and Warrant unto the said mortgagee, all of the following described real estate situated in Douglas County, Kansas, to-wit:

South Half (½) of the Southeast Quarter (¼) of the Southeast Quarter (¼), Section Twelve (12), Township Fourteen (14), Range Twenty (20) East containing 20 acres more or less.

together with all improvements thereon and the hereditaments and appurtenances thereunto belonging, and all contingent rights and interests therein.

This Mortgage is given as security for the performance of the covenants and agreements herein and to secure to said mortgagee the payment of Five Hundred and no/100 DOLLARS, with interest thereon, according to the terms of one certain mortgage note, executed and delivered by said mortgagor in consideration of the actual loan of said sum and payable according to the terms thereof, with interest payable semi annually, according to the terms of the interest coupons thereto attached. All of said notes being of even date herewith, payable in lawful money of the United States of America at A. O. U. W. of Kansas, Newton, Kansas, or at such other place as the legal holder of the principal note may designate in writing each bearing interest at the rate of ten per cent. per annum after maturity or default until paid.

THE MORTGAGOR AS AFORESAID COVENANTS, AGREES AND WARRANTS: To be at the delivery hereof, lawfully seized in fee simple of the real estate hereby conveyed and to have good right to sell and convey the same as aforesaid; that the said real estate is free and clear of all incumbrances and liens; and with heirs, executors, administrators and assigns, warrant, and will defend the same unto said mortgagee, against all claims or demands; not commit nor suffer waste and not to cultivate any land now in grass without the written consent of mortgagee; to keep all buildings, fences and other improvements on said premises in as good repair and condition as they now are, and to keep all buildings now and hereafter on said premises, insured against fire and tornado for Five Hundred and no/100 Dollars, for the benefit of the said mortgagee, in insurance companies acceptable to it, and to deliver policies of insurance with satisfactory mortgage clauses and renewal receipts, to said mortgagee. In case of loss, second party may collect insurance money or may require first party to make such collection. Said money when collected, shall be applied either upon the indebtedness hereby secured or in rebuilding, as said mortgagee may elect.

Said mortgagor expressly agrees to pay immediately when due, and before any penalty for non-payment attaches thereto, all taxes and assessments, general or special, which may be now or hereafter levied or assessed, under any law now existing or hereinafter enacted, upon the said land, premises or property or upon the interest of the holder of this mortgage therein or upon the debt hereby secured, whether such holder be a resident or non-resident of the State of Kansas. Upon violation of the foregoing undertaking in any part, or upon the passage by the State of Kansas of any law imposing payment of the whole or any part of the aforesaid taxes or assessments, upon The A. O. U. W. of Kansas, or upon any subsequent holder of this mortgage, whether a resident or non-resident of the State of Kansas, or upon the rendering by any Court of competent jurisdiction, of a decision holding that any undertaking by the mortgagor to pay such taxes or assessments, or any of them, or any similar undertaking, is in whole or in part legally inoperative or void, then and in such event, the debt hereby secured without deduction, shall at the option of said mortgagee, and without notice to any party, become immediately matured, due and payable, notwithstanding anything contained in this mortgage, or in any law hereinafter enacted. Said mortgagor to furnish said A.O.U.W. of Kansas, on or before August 1st of each year a Certificate from proper authority, showing the payment of all such taxes and assessments for the preceding year.

That, the said mortgagee shall be subrogated for further security to the lien, although released of record of any and all incumbrances paid out of the loan proceeds secured by this mortgage and that it may make any payments necessary to remove, satisfy or extinguish any prior or outstanding title, lien or incumbrance, and may at its option, pay any delinquent taxes or assessments charged against said property, make any repairs necessary for the preservation of the improvements thereon, and may insure said property if default be made in the covenant to insure, and, if it shall appear in any of the Land Departments of

Reg. No. 877
Fee Paid \$1.25

Receiving No. 3422

If the amount secured by this Mortgage is ever paid in full, the same is hereby certified to the 20th day of November, 1942. The Register of Deeds of Douglas County, Kansas, by my hand and seal of office, this 20th day of November, 1942.
John S. Dillon
Register of Deeds