

with the appurtenances and all the estate, title and interest of the said part 1CS of the first part therein.
And the said part 1CS of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

It is agreed between the parties hereto that the part 1CS of the first part shall at all times during the life of the mortgage, pay all taxes or assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they will keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part 1CS of the second part, the part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part 1CS of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness secured by this mortgage, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Two thousand and no/100 DOLLARS, according to the terms of the certain written obligation for the payment of said sum of money, executed on the 29th day of February 1952, and by its terms made payable to the part 1CS of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part 1CS of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part 1CS of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said part 1CS of the second part to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom, 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, together with the costs and charges incident thereto, and the surplus, if any there be, shall be paid by the part 1CS of the second part, making such sale, on demand, to the first part 1CS.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation thereon contained, and all benefits accruing therefrom, shall extend and run to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

In Witness Whereof, the parties of the first part his 2CS hereto set their hands and seals, the day and year last above written.
Nellie M. Hough (SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

Be It Remembered, That on this 29th day of February A.D. 1952 before me, a Notary Public in the aforesaid County and State, came Nellie M. Hough, a widow, also known as E. M. Hough 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.
Commarr Notary Public

My Commission Expires September 17 1953

Recorded March 1, 1952 at 9:40 A. M. *Harold A. Beck* Register of Deeds.

RELEASE

I, the undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 26 day of April 1960.

Mrs. Annie L. Keeler
Walter J. Keeler Mortgagee. Owner.

This release was written on the original mortgage entered the 28th day of April 1960

Harold A. Beck
Reg. of Deeds
By Vance Brown
Deputy