

holder or holders of said notes, be necessary to prevent injury or waste to the property securing this mortgage, the holder or holders of said notes, or any of them, are hereby authorized and empowered to enter said premises and perform such work and furnish such material as may be necessary; and all moneys paid for such work or material, with interest at twelve per cent per annum thereon, shall be likewise secured by this mortgage as an addition to the principal debt. In case the aforesaid first trust deed of record for the use of The Farmers Loan Company, covering the above described property, shall be sold or assigned by the said The Farmers Loan Company and in case the said The Farmers Loan Company or the holder or holders of the notes hereby secured shall advance or pay any interest coupon or interest on any note or notes secured by said first trust deed, then any such advance or payment of interest, with interest thereon at twelve per cent per annum, shall become an additional indebtedness secured by this mortgage, and shall be paid out of the proceeds of sale of the above described property if not otherwise paid by me (us).

Upon default in the payment of any of the above notes when due, the grantee herein, its successors or assigns, may, at their option, without notice, declare all of said notes due and payable. In case of suit, a reasonable attorney's fee and all costs of collection shall become a part of the lien hereby secured.

Signed and delivered this first day of October, A. D. 1923.

In the presence of

.....

Anna V. Neiman (SEAL)

Margaret M. Neiman (SEAL)

STATE OF COLORADO,)
) ss.
City & COUNTY OF DENVER)

I, Rosa M. Layton a Notary Public in and for said City & County of Denver, in the State aforesaid, do hereby certify that ANNA V. NEIMAN and MARGARET M. NEIMAN who are personally known to me to be the persons whose names are subscribed to the foregoing mortgage, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed for the uses and purposes therein specified.

My notarial commission expires November 27, 1924

Given under my hand and notarial seal this 22nd day of October, A. D. 1923.

Rosa M. Layton
Notary Public.

No. 418337
 Compared by Miller & Newton
 Filed for record at 4:05 o'clock P M., OCT 24 1923
 Fees. \$1.15

C. E. Newton Recorder.

By H. C. Grable Deputy.

DEED OF TRUST

THIS INDENTURE, Made this twenty-third day of October, in the year of our Lord One Thousand Nine Hundred and twenty-three, between Maggie E. Berkes, whose address is in the City and County of Denver, and State of Colorado, party of the first part, and the Public Trustee of the County of Weld, in the State of Colorado, party of the second part,
WITNESSETH:

THAT WHEREAS, The party of the first part has executed her promissory Note..., bearing even date herewith, for the principal sum of Three Thousand and no/100 (\$3,000.00) Dollars, payable to the order of Isabella Lytle, on or before three (3) years after the date thereof, with interest thereon from date until maturity at the rate of seven (7%) per cent. per annum, interest payable annually

AND WHEREAS, The said party of the first part is desirous of securing said promissory note....:

NOW THEREFORE, The said party of the first part for the purpose aforesaid, does hereby grant, bargain, sell, and convey unto the said Public Trustee the following described property, situate in the County of Weld and State of Colorado, to-wit:

The South one-half (S 1/2) of Section thirty-two (32), township nine (9), North, Range sixty-two (62) West of the Sixty (6th) Principal Meridian.

TO HAVE AND TO HOLD, The same together with all and singular the privileges and appurtenances thereunto belonging in trust nevertheless, that in case of default in the payment of said note... or any of them or any part thereof or interest thereon, then upon the beneficiary hereunder filing notice and demand, it shall be lawful for said Public Trustee to sell said property in the manner provided by law for cash at public auction at the front

being the same premises described in the complaint in the above mentioned action; and at the time and place aforesaid, being the time and place mentioned in the advertisement of sale, there being no separate bids for any parts; portions or parcels of said real property, and GEORGE VAN SICKLE and WILL VAN SICKLE, co-partners doing business under the firm name and style of