payable according to the tenor and effect of one certain First Mortgage Real Estate Bond numbered 938 executed and delivered by the said David Mifflin and Jane E Mifflin bearing date April First 1881 and payable to the order of the said F. M. Perkins Five years after date at The Third National Bank of the City of New York, with interest thereon from date until maturity at the rate of seven per cent per annum payable semi-annually on the first days of April and October in each year and twelve per cent per annum after maturity the installments of interest being further evidenced by ten coupons attached to the principal note and of even date therewith and payable to the order of said F. M. Perkins at the Third National Bank of the City of New York.

Second, Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due and insurance premiums for the amount of insurance hereinafter specified and if not so paid the said party of the second part or the legal holder or holders of this Mortgage may without notice declare the whole sum of money herein secured due and payable at once or may elect to pay such taxes assessments and insurance premiums and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debt hereby secured with interest thereon at the rate of twelve per cent per annum But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed and shall be entitled to immediate possession of the premises and the rents issues and profits thereof.

Third, Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same now are and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Fourth Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises in some responsible insurance company to the satisfaction of the legal holder or holders of this mortgage to the amount of Six-Hundred Dollars loss if any payable to the mortgagee or his assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part or the legal holder

The following is indorsed on the original instrument
Know all men by these presents, That I, G. W. Knowlton Jr. the assignee within named do hereby acknowledge full payment of the note by the foregoing mortgage secured, and authorize the Register of Deeds of Douglas County, Kansas, to discharge the same of record. In Witness Whereof, I have hereunto set my hand, on this the 19th day of August A.D. 1886
G. W. Knowlton Jr. [L.S.]
Recorded August 19, 1886 at 5:30 P.M.
B. F. Boulon Register of Deeds