owners of the premises above granted and seized of a good & 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 its successors and assigns forever, against the lawful claims of all persons whomsoever. Provided Always & this instrument is made executed and delivered upon the following conditions to wit -

First said John A. and Robt. E. Irwin are justly indebted unto the said party of the second part in the principal sum of Fifteen Hundred dollars lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said John A. Irwin and Robert E. Irwin and payable according to the tenor and effect of one certain first Mortgage real estate note, numbered 694 executed and delivered by the said John A. & Anna G. Irwin wife & Robt. E. Irwin, bearing date April 1st 1887 & payable to the order of the said Connecticut Mutual Life Insurance Company, of Hartford Connecticut five years after date at its office in Hartford Connecticut with interest thereon from date until maturity at the rate of six percent per annum payable semi-annually on the first days of October and April in each year, and twelve percent per annum after maturity, the instalments of interest being further evidenced by ten coupons attached to said principal note & of even date therewith and payable to the order of said Connecticut Mutual Life Insurance Company of Hartford Connecticut at its office in Hartford Connecticut

Second - Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, & insurance premiums for the amount of insurance hereinafter specified & 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 percent 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 & the rents issues or profits thereof

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

Fourth said parties of the first hereby agree to procure & maintain policies of insurance on the buildings erected & to be erected upon the above described

The following is endorsed on the original instrument

Know all men by these presents. That the Connecticut Mutual Life Insurance Company the mortgagee within named does 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 the Vice President and Secretary have hereunto set their hands and affixed the corporate seal of the company on this the 6 day of October A.D. 1891

Witness A. Giddings — The Connecticut Mutual Life Insurance Company By John M. Taylor Vice President

(Corporate seal) Edward M. Bunce Secretary

Recorded October 23 1891

Geo. [illegible] Register