said party of the second part, its successors and assigns forever, against the lawful claims of all persons whomsoever.

Provided Always, and this instrument is made, executed and delivered upon the following conditions, to-wit:

First. Said Thomas J. Yeates and Mary A. Yeates are justly indebted unto the said party of the second part in the principal sum of Nine 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 Thomas J. Yeates and Mary A. Yeates and payable according to the tenor and effect of their certain First Mortgage Real Estate Note, executed and delivered by the said Thomas J. Yeates & Mary A. Yeates bearing date Dec 1st 1888 and 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 per cent per annum, payable semi-annually, on the First days of December and June in each year, and twelve per cent per annum after maturity, the installments of interest being further evidenced by Ten coupons attached to said principal note, and 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. The parties of the first part are hereby given the privilege of paying this entire loan in sums of One Hundred Dollars or any multiple thereof, at the maturity of any interest coupon.

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 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 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 following is indorsed 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 Presd and Asst Secy have hereunto set their hands and affixed Company's seal on this the 14th day of March A.D. 1894.

Witnesses
James A. Smith
Francis H. Helle

(Corporate Seal)

The Connecticut Mutual Life Insurance Company
By John M. Taylor Vice President
John L. Porter Assistant Secretary

Recorded March 20th 1894
James Bond Register of Deeds