

The following is entered on the original instrument -
 \$100 amount secured by this mortgage has been paid in full,
 and the same is hereby cancelled, this 25 day of June 1901 -
 B. F. Buchanan

Recorded July 22-1901, Register of Deeds -
 City of Denver, 200
 By Alice W. Stewart
 Deputy.

Second The parties of the first part agree to pay all taxes and assessments upon the said premises before they shall become delinquent, and that until the full payment of said debt they will keep the buildings which now are or may hereafter be erected upon said premises insured in such insurance companies as the legal holder thereof may elect, to the amount of Two Thousand Dollars, loss, if any, payable to this mortgage or assigns, and deliver said policy or policies of insurance to this mortgage as collateral security hereto; and said first parties agree that all insurance on said buildings shall, until said debt is paid, be made payable in like manner. The legal owner and holder thereof may, in case of loss, collect such insurance and apply it to said debt, or may deliver said policy or policies to the said parties of the first part, and require the collection of same, and application made of the proceeds as above mentioned. Said parties of the first part shall assume all responsibility of proofs and care and expense of collecting said insurance; will keep all fences, buildings, and other improvements on said real estate in as good repair as they are at the date hereof, and permit no waste of any kind on said premises.

Third It is agreed by said first parties that the party of the second part may make any payment necessary to remove or extinguish any prior or outstanding title, lien, or incumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged against said property, and may insure said property, if default be made in the covenant to insure, and sums so paid shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered, with interest at ten per cent, in any suit for the foreclosure of this mortgage. In case of such foreclosure, said real estate shall be sold with or without appraisal as the owner and holder thereof may elect.

Fourth In case of default in any of the covenants herein contained, the rents and profits of the said premises are pledged to the legal holder or holder hereof as additional and collateral security for the payment of all money mentioned herein, and said legal holder is entitled to the possession of said property by receiver or otherwise as he may elect.

Fifth If such payments be made as are herein specified, this conveyance shall be void; but if said principal or interest notes or any part thereof, or any interest thereon, be not paid according to the terms of said notes, or if said taxes or assessments be not paid as provided herein, or if default be made in the agreement to insure, or in the covenant against incumbrances, or in any other covenant herein contained, then this conveyance shall become absolute, and the whole of said principal shall immediately become due and payable, at the option of the party of the second part; and in case of default of payment of any sum herein covenanted to be paid, for the period of thirty days after the same becomes due, the said first parties agree to pay to the said second party, and his assigns, interest at the rate of ten per cent. per annum, computed annually on said principal note from the date of default or time when due to the time when said principal

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 For the full amount of the debt secured by this mortgage, the same has been paid in full, and the same is hereby cancelled, this 25 day of June 1901 -
 B. F. Buchanan