

American Building and Loan Association, of the City of Minneapolis, in the County of Hennepin and State of Minnesota party of the second part.

Witnesseth That the said parties of the first part, for and in consideration of the sum of Two Thousand Dollars (\$2000.00) to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have Granted, Bargained, Sold, Conveyed and Confirmed, and by these presents do Grant, Bargain, Sell, Convey and Confirm, unto the said party of the second part, its successors and assigns forever, all those Tracts, Pieces, or Parcels of Land lying and being in the County of Douglas and State of Kansas described as follows, to-wit: Lots Numbered Twenty-nine (29) Thirty (30) Thirty one (31) Thirty two (32) Thirty three (33) Thirty four (34) Thirty five (35) and Thirty six (36) of Block numbered Thirty seven (37) in the Town of Compton, County of Douglas and State of Kansas as the same appears upon the Official plat and records in and for said County and State. We hereby expressly waive all appraisement laws under the laws of Kansas regulating the foreclosure of Mortgages upon Real Estate. To Have and to hold the same, together with all the hereditaments and appurtenances thereunto in anywise appertaining, unto the said party of the second part, its successors and assigns forever. And the parties of the first part do covenant with the party of the second part, its successors and assigns as follows: That they are lawfully seized of said premises in fee simple. That they have good right to grant and convey the same as above conveyed. That said premises are free from all liens and Incumbrances whatsoever. That the said party of the second part, its successors and assigns, shall quietly enjoy and possess the same and that the said parties of the first part will warrant and defend the title to the same against all lawful claims.

And the said parties of the first part do still further Covenant and Agree with said party of the second part, its successors and assigns: That at all times during the continuance of this Mortgage, and until the same shall be fully paid or released they will keep the buildings on the said premises unceasingly insured in some first-class, responsible Insurance Company, satisfactory to the Mortgagee for at least the sum of Fifteen hundred Dollars (\$1500.00) payable in case of loss to said party of the second part to the amount then secured by this Mortgage, and that they will during all said time pay all taxes and assessments that may for any and all purposes be assessed or imposed on said premises, or any part thereof, and will pay the same previous to the time when any part of said premises could be sold for any such Taxes or Assessments. And that in case said parties of the first part shall neglect or refuse to keep said buildings continually insured, or such taxes and assessments paid, as herein provided, then and in either of such cases the said parties of the first part hereby authorize and empower the said party of the second part, its successors and assigns, to effect such Insurance and pay