

cession of the said party of the second part, and her heirs and assigns forever, against all persons claiming the same.

To have and to hold the same, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever, upon this express condition, to-wit: That whereas, the said Bridget Smith have this day executed and delivered their one certain promissory note to said party of the second part, in words and figures as follows, viz:

\$215⁰⁰

Kansas City Mo. August 19th 1889.

One Year after dated promise to pay to the order of Mary Rooney Two hundred & fifteen Dollars, with interest at ten per cent per annum, until paid, payable annually. Value received.

Due Aug. 19, 1890.

Bridget Smith

It is hereby agreed and understood that this Mortgage is given and executed and delivered to second party to secure her in the payment of purchase price of the above described premises.

Now if said parties of the first part, their executors, administrators or assigns, shall pay or cause to be paid to said party of the second part, here executors, administrators or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the tenor and effect thereof and shall keep the buildings erected and to be erected upon the premises above conveyed insured against loss or damage by fire in the sum of not less than Dollars, by such insurance company or companies as shall be approved by said part of the second part, and in default of said insurance the said part of the second part may effect such insurance and the premiums paid for effecting the same, together with all expenses, costs and charges incident thereto, with interest thereon at the rate of per cent per annum from the date of payment thereof by said part of the second part until repaid by the said part of the first part, shall be a lien upon said mortgaged premises, added to the amount of said obligation and secured by these presents, and shall be included in and made a part of any judgment upon foreclosure of this mortgage, then these presents shall be wholly discharged and void, and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed or levied against said premises or any part thereof are not paid when the same are by law made due and payable, or if said insurance is not effected, and the policy and certificates are not assigned, as aforesaid, then, and upon failure of the said part of the first part to perform the foregoing provisions, covenants and agreement, or any or either of them, the whole of said sum