

of Section No. Seven (7) all in Township No. Twelve (12) in Range No. Twenty (20) also the following real estate situated in the County of Jefferson in the State of Kansas to-wit: The West half of Section No. Thirty-two (32) in Township No. Eleven (11) in Range No. Twenty (20) and the said Charles L. Dobson do hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except fifteen thousand dollars (\$15,000.00) thereon in favor of the Lombard Investment Company and that he will Warrant and Defend the same in the quiet and peaceable possession of the said party of the second part, his heirs and assigns forever, against all persons claiming the same except as to above mentioned mortgage.

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, said Charles L. Dobson has this day executed and delivered his certain promise or note to said party of the second part, in words and figures as follows, viz:

\$3000.00

Kansas City, Mo. July 27th 1892

Four Months after date I promise to pay to the order of David S. Beal three thousand Dollars, at the Union National Bank of Kansas City, Mo., with interest at 8 percent per annum from date until paid, payable annually. Value received.

Charles L. Dobson

Now if said party of the first part, his executors, administrators or assigns, shall pay or cause to be paid to said party of the second part, his 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 building 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 party of the second part, and in default of said insurance the said party 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 percent per annum from the date of payment thereof by said party of the second part until repaid by the said party 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