granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that she will warrant and defend the same in the quiet and peaceable possession of the 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 party of the first part is justly indebted unto the said party of the second part in the principal sum of One Thousand (1000) Dollars, lawful money of the United States of America, being for a loan of said amount made by the said party of the second part to the said party of the first part, according to the tenor and effect of a certain First Mortgage Note executed and delivered by the said party of the first part, bearing even date herewith, and payable on the first day of January AD 1900, with interest thereon from date until maturity, at the rate of six per cent. per annum, payable semi-annually, on the first days of January and July in each year, the installments of interest being further evidenced by interest coupons attached to said note; both principal and interest being payable to the order of said party of the second part. at its office in Newark, New Jersey; the principal sum of said note and any unpaid interest coupon to bear interest, after the same becomes due and payable, at the rate of ten per cent. per annum until paid.

Second: Said party of the first part agrees 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, its successors or assigns may, without notice, declare the whole sum of money hereby 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 ten per cent. per annum. But whether the said party of the second part, its successors or assigns, elects to pay such taxes, assessments, or insurance premiums, or not, it is distinctly understood that it or they may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and rents, issues and profits thereof, upon such default.

Third: Said party of the first part agrees 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.

Recorded Feby 28 1910
Floyd L Lawrence
Register of Deeds.

The following is endorsed on the original instrument
Know all men by these presents, That the Mutual Benefit Life Insurance Company the mortgagee within named, does hereby acknowledge full payment of the debt secured by the foregoing mortgage and authorize the Register of Deeds of Douglas County Kansas, to discharge the same of Record. In Witness whereof, the said Company has caused these presents to be signed by its Vice President and its Common seal to be affixed, this 24th day of February AD 1910 The Mutual Benefit Life Ins. Co.
(Corp Seal) by Edward L Dobbins Vice President