

situated in the County of Douglas and State of Kansas, to wit: Lot number thirty four (34) on Kentucky Street in the City of Lawrence.

To have and to hold the same together with all and singular the tenements, hereditaments, and appurtenances therunto belonging or in anywise appertaining, and all rights of homestead exemption unto the party of the second part, its successors and legal representatives forever.

The Parties of the first part hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances; and that they will warrant and defend the same in the quiet and peaceable possession of the party of the second part, its successors and legal representatives forever.

Provided always, And this instrument is made, executed and delivered upon the following conditions, to wit:

First: The parties of the first part are indebted to the party of the second part in the principal sum of Five Hundred Dollars (\$500.00) according to the terms of a certain promissory note for said sum, of even date herewith, executed and delivered by the parties of the first part, and payable in gold coin or its equivalent to the party of the second part at its general office in Lawrence Kansas, in monthly installments according to the terms of said note and the Rules and By-Laws of the party of the second part.

Second: The parties of the first part covenant and agree to pay all taxes levied upon said premises when due and payable; and to pay the insurance premiums for the amount of insurance hereinafter specified; and if not so paid, that the party of the second part may, without notice, declare all sums unpaid upon said promissory note according to said Rules and By-Laws, due and payable; or may elect to pay such taxes and insurance premiums and the amount so paid shall be a lien upon said premises and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent per annum until paid.

Third: the parties of the first part covenant and agree to procure and maintain policies of insurance against loss and damage by fire, tornadoes, cyclones, and windstorms upon the buildings erected and to be erected upon said premises in such insurance companies as the party of the second part may designate to the amount of not less than Five Hundred Dollars (\$500.00) loss, if any, payable to the party of the second part, as its interest may appear; said insurance policies to be delivered and held by the party of the second part as additional and collateral security for the payment hereof; and that if additional in-