

under this mortgage on said premises. And the said party of the first part do further covenant to procure and maintain policies of insurance on the buildings erected and to be erected on the above described premises, against loss or damage by fire, in such companies and for such an amount as may be required by the said party of the second part, its successors or assigns, and assign and deliver all policies of insurance, or the renewals thereof, on said buildings, whether in excess of the amount of said note or not, to the said party of the second part, its successors or assigns, as collateral security for the payment of the debt hereby secured; and in default thereof, the said party of the second part, its successors or assigns may effect and maintain such insurance; and all money paid therefor, with interest thereon, from the date of such payment, at the rate of ten per cent. per annum, shall be a lien under this mortgage on said premises. And the said party of the first part do further covenant to keep all buildings, fences and other improvements on 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. And the said party of the first part do further covenant that if default be made in the payment of any interest coupon hereby secured, or in case of failure to perform any of the covenants herein contained, the whole sum of money hereby secured, including all money paid by the said party of the second part, its successors or assigns, by virtue of any provision hereof, shall, at the option of the said party of the second part, its successors or assigns, become at once due and payable, without notice, and suit may be brought for the collection thereof, and for the foreclosure of this mortgage; and the said party of the second part, its successors or assigns, shall thereupon be entitled to the immediate possession of said premises and of the rents, issues and profits thereof; and if judgment be rendered for foreclosure, it shall be that the whole of the said premises be sold together and not in parcels. In witness whereof, the said party of the first part have hereunto set their hands the day and year first above written.

Signed in the presence of —————
 State of Kansas

Res. Stamp 50¢

Meshaek Sanders
 Fannie C. Sanders

County of Franklin } & On this 14th day of October A.D. 1899, before me, a Notary Public in and for said county, personally appeared Meshaek Sanders and wife (Fannie C. Sanders) to me personally known to be the identical persons described in and who executed the foregoing instrument as grantors, and acknowledged that they executed the same as their voluntary act and deed for the uses and purposes therein expressed. Witness my hand and official seal, the day and year first above written. My term of office expires Nov. 3, 1902.



W. H. Slaughter
 Notary Public

Recorded Oct 20, A.D. 1899, at 11th o'clock, A.M.

N. H. Doxman
 Register of Deeds

The following is extracted from the original instrument.
 The instrument is recorded in the mortgage book page 238 and the mortgage