to the said party of the second part, its successors or assigns, the principal sum of Two Thousand (^{00}) Dollars, on the first day of September, A.D. 1904, with interest thereon, from Sept. 1, 1899, at the rate of five per cent. per annum, payable on the first day of September in each year, together with interest at the rate of ten per cent. per annum, on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due and payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said Meshack Sanders and Fannie O. Sanders, and payable at the office of The Mutual Benefit Life Insurance Company, in Newark, New Jersey; and shall perform all and singular the covenants herein contained, then this mortgage to be void, and to be released at the expense of said party of the first part, otherwise to remain in full force and effect. And the said party of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage. And the said party of the first part do further covenant and agree, until the debt hereby secured is fully satisfied, to pay all legal taxes and assessments levied, under the laws of the State of Kansas, on said premises, or on this mortgage, or on the note or debt hereby secured, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of 1000^{00} in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof; and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent. per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured. And the said party of the first part do further covenant and agree that in case of default in payment of any installment of interest or in the performance of any of the covenants or agreements herein contained, then or at any time thereafter during the continuance of such default, the said party of the second part, its successors or assigns, may without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in payment of said promissory note at maturity, the said party of the second part, its successors or assigns, shall be entitled to the immediate possession of said premises, and may proceed to foreclose this mortgage, and in case of foreclosure, the judgment rendered shall provide that the whole of 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.

{Rev. Stamp 50¢}

Meshack Sanders
Fannie O. Sanders

The following is endorsed on the original instrument.
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 14th day of February A.D. 1900.

(Seal) The Mutual Benefit Life Insurance Company
By Jas. B. Pearson Vice President.

Recorded February 21st 1900. [illegible] Register of Deeds, By Lillie B. [illegible] Deputy.