Date. This indenture made and executed this twenty fourth day of February A.D. nineteen

parties. hundred by and between John W. Hyrst and Mary J. Hyrst his wife of the county of Douglas, and state of Kansas, parties of the first part, and The Union Central Life Insurance Company, of Cincinnati, State of Ohio, party of the second part: Witnesseth: that the said parties of the first part for and in consideration of the sum of One

Consideration. Thousand ($1000) Dollars, paid by the said party of the second part, the receipt of which is hereby acknowledged, mortgage and warrant unto the said party of the second part, its successors and assigns, forever, the certain tract or parcel of real estate, situated in the county of Douglas and state of Kansas, described as follows - to wit:

Description. The south west quarter (¼) of section Thirty-three (33) Township Thirteen (13), Range Nineteen (19) East of the sixth Principal Meridian, containing one hundred and sixty

Debt. (160) acres according to Government Survey. To secure the payment of a debt evidenced by certain promissory notes, of even date herewith, signed by John W. Hyrst and Mary J. Hyrst parties of the first part, and payable to the party of the

Notes. second part, more fully described, as follows; One principal note for the sum of One Thousand Dollars (and being for the principal sum loaned) payable ten years after date (or in partial payments prior to maturity, in accordance with the stipulation therein, with interest from date at six per cent. per annum, payable annually until paid, on the first day of March in each year (excepting the last installment, which shall be due and payable with the principal) according to eleven coupon interest notes, said coupon interest notes drawing ten per cent interest per annum after maturity, until paid. All of said notes

Covenants. being dated Feby. 24, 1900 at Lawrence Kansas. The parties of the first part hereby covenant and agree, with the party of the second part, its successors and

Taxes. assigns, as follows; First (a) To pay all taxes, assessments and charges of every character which are now due, or which hereafter may become liens on said real estate; and also (b) to pay all taxes assessed in Kansas, against said second party or its assigns on this mortgage or the note or debt secured hereby before the same become delinquent; and (c) to deliver to the second party at its office, in Cincinnati, Ohio, immediately upon the payment of the taxes, assessments or liens aforesaid, duplicate receipts of the proper officer for the payment thereof; and if not paid, (d) that the holder of this mortgage may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, liens or assessments, (of which payment, amount and validity thereof, the receipt of the proper officer shall be conclusive evidence), and be entitled to interest on the same at the rate of ten per cent per annum, and that this mortgage shall stand as security for the amount so paid, with interest, and (e) that the sum or sums of money so advanced, shall be immediately due and payable and be recovered from the parties of the first part, with interest at the

Waste. rate of ten per cent. per annum. Second. To keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are at this date, and shall permit no waste, and especially no cutting of timber except for making and repairing of fences on the place, and such as shall be necessary for firewood for the use of the grantor's family. Third. At the option of

Fire Insurance. second party (a) to keep the buildings on said premises insured in some responsible joint stock fire insurance company, approved by the party of the second part, for the insurable value thereof, (b) with the regulation mortgagee subrogation clause attached, making said insurance payable in case of loss to the party of the second part,

The following is endorsed on the original instrument—
The note secured by the mortgage herein having been paid, and this mortgage fully satisfied, the Register of Deeds of Douglas County, State of Kansas, is hereby authorized to cancel the same of record. Dated at Cincinnati, Ohio this second day of July A.D. 1901.
The Union Central Life Insurance Company,
By John M. Pattison, President.
(Corp. Seal)
Recorded July 10 = 1901 —
[illegible]
Register of Deeds
By [illegible] Deputy