MORTGAGE RECORD, No. 38

DEWORTH BOOK CO., LEAVENWORTH, KAN

This Indenture, Made the thirteenthilay of _ april_ in the year of our Lord one thousand_ hundred and there _____, between Servis D. Abward and State Howard, his wife of the boundy of Douglas and State of Stansos.

parters of the first part, and THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, party of the second part:

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Juo thousand (2000) Dollars,

to there in hand paid, the receipt whereof is hereby acknowledged, ha argranted, bargained and sold, and by these presents do grant, bargain, and sell unto the said party of the second part, and to its successors and assigns forever, the following Real Estate, lying and being in the County of Douglas, and State of Kansas, and known and described as follows, viz:

The northeast quorter of Dection number thirty two (32) in Township number thirteen (3) Douth, Range number twenty (20) East of the Disth Principal Meridian.

Together with the privileges and appurtenances to the same belonging, and all of the rents, issues and profits which may arise or be had therefrom.

To Have and to Hold, the same to the said party of the second part, its successors and assigns, forever.

And the said fewis D. Howard

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for himself. his heirs, executors, administrators and assigns, covenant3 and agrees with the said party of the second part, its successors and assigns, to keep the building or buildings now standing or which may hereafter be erected on the above described premises insured against loss or damage by fire in some solvent incorporated insurance company or companies, to be approved by said party of the second part, its successors or assigns, so long as the moneys hereby secured shall be unpaid, to the amount of at least

_____ Dollars; and to assign and keep assigned to

said party of the second part, its successors and assigns, the policy or policies of such insurance, and deposit the same with the said party of the second part; and to pay annually to the proper officers all taxes and assessments which shall be levied or assessed on said real estate, or any part thereof; and also to keep said land and all improvements now existing or placed thereon, free from all liens of whatever nature; and to procure and deliver to the said party of the second part, at its office in the City of Milwaukee, in the State of Wisconsin, on or before the first day of May in each and every year, duplicate precipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises for the preceding year; and in case of the failure to keep or continue such insurance, or to assign the police or policies thereof, as above provided, or in case of the non-payment of any such taxes or assessments when the same shall become due and payable, or any lien claim, the said party of the second part, its successors or assigns, may effect an insurance upon said building or buildings to the amount above named, and may pay such taxes and assessments, with the accrued interest, officers' fees and expenses on account thereof, shall be immediately paid to the said party of the second part, its successors or assigns, and shall, unless so paid, be added to and be deemed part and parcel of the moneys secured hereby and from the time of the payment thereof by the said party of the second part, the sums so paid shall bear interest at the same rate as the principal debt hereby secured; and that the said part of the said party of the second part, its successors or assigns, in premises above described and every part thereof, and accelered of a good, sure, perfect and indefasible estate of inheritance therein, in fee simple; that the said part of the second part, in manner and form aformation second in the said party of the second part, in manner and form aformation second in the said

assigns against all claims whatsoever. And the said Lewis D. Howard including all to see and assessments which may be assessed of levier under and by vitue f any low now or here after existing in the State of Ransas against said porty of the second pak upon this most gage or the debt thereby second or upon its most gage interest in said premises.