MORTGAGE RECORD, No. 38 372 NORWORTH BOOK CO., LEAVENWORTH, KAN. This Indenture, Made the Sirth day of Pebruary in the year of our Lord one thousand nine the Regent hundred and four , between Matelda M. Tusten and Harmon U. Justen, her husband, of the bity of Lawree, bounty of Douglas and Itale of Konsas matile in which A rises partice of the first part, and The Northwestern Mutual Life Insurance Company, party of the second part: Witnesseth, That the said part read the first part, for and in consideration of the sum of One thousand (1.000) Dollars. and a to Then in hand paid, the receipt whereof is hereby acknowledged, ha NV granted, bargained and sold, and by these presents do 12.01 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 Abuche al hilder of County of Douglas, and State of Kansas, and known and described as follows, viz: The each thirty (30) acres of the pouthwish quarter of the southeast quarter of Dection number twenty sid (26). Township number twelver (12) Douth, of Cange number nineteer (19) Each of the Sinth Orincipal Meridian. Reputed of 20 atmu 2º Bree 2 ch De 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. the To Have and to Hold, the same to the said party of the second part, its successors and assigns, forever. And the said fraties of the first part for themselves Their heirs, executors, administrators and assigns, covenant and agree with of mentages in 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 the man hinkly Fire hundred (500) ____ 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 continues the 1 a 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 Jer this 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 1909 Led .Noroh. receipts 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 te of the to en 1000 insurance upon said building or buildings to the amount above named, and may pay such taxes and assessments, with the accrued interest, officers' fee and expenses thereon, and any lien claim, and the amounts or sums so paid for premiums and expenses of insurance, and for taxes or assessments or lien claims and 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 in of the first part, at the time of the ensealing and delivery of these presents and the true, lawful and rightful owners and proprietors of the said in fee simple; that they have good right, full power and lawful authority to grant, bargain, sell and convey the said premises and every part thereof to the said party &f the second part, in manner and form aforesaid; that the said premises are free and clear from all taxes, liens and incumbrances whatsoever; and that the said part u/v of the first part will ever warrant and defend the same to the party of the second part, its successors and assigns against all claims whatsoever. And the said fracties of the first frach including all taxes and ascessments which may be assessed or leired under and by write of any law now or her after existing in the State of Rausae, against said party of the second past afron this most gave or the debt hereby secured or upon its mortgage intenst in said premises