

SAMUEL DODSWORTH BOOK CO., LEAVENWORTH, KAN.

This Indenture, Made the twenty-first day of July in the year of our Lord one thousand nine hundred and five, between Caroline Heyman, widow, of Oklahoma City, in the County and Territory of Oklahoma,

part of the first part, and The Northwestern Mutual Life Insurance Company, party of the second part:

Witnesseth, That the said part of the first part, for and in consideration of the sum of Twenty-two hundred and fifty (\$2250) Dollars, to her in hand paid, the receipt whereof is hereby acknowledged, has granted, 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 Lawrence, and State of Kansas, and known and described as follows, viz:

The south half of Lot number forty one (41) and Massachusetts Street in the City of Lawrence, excepting therefrom the north nine and one half (9 1/2) inches in width thereof. Subject to the rights of the owners and occupants of the land and building adjoining on the north in and to the lease of the north three and one half (3 1/2) feet in width of the premises hereby mortgaged and in and to the stairs, stairways, halls and passages in the building over said leasehold premises according to the terms and conditions of the lease between William H. Lykins and wife and Lathrop Bullene, dated January 23rd, 1866, and recorded in Book "C," page 48, Douglas County Records.

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 party of the first part for herself, her heirs, executors, administrators and assigns, covenant and agree 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

Twenty-five hundred (\$2500) 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 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 policy 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 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 party of the first part, at the time of the enrolling and delivery of these presents is the true, lawful and rightful owner and proprietor of the said premises above described and every part thereof, and is seized of a good, sure, perfect and indefeasible estate of inheritance therein, in fee simple; that she has good right, full power and lawful authority to grant, bargain, sell and convey the said premises and every part thereof to the said party of 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 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 party of the first part,

including all taxes and assessments which may be assessed or levied under and by virtue of any law now or hereafter existing in the State of Kansas, against said party of the second part from this mortgage or the debt hereby secured or upon its mortgage interest in said premises.

Recorded April 8 1910
 The Northwestern Mutual Life Insurance Company
 by Caroline Heyman, widow, of Oklahoma City, in the County of Lawrence, State of Kansas, and Lathrop Bullene, dated January 23rd, 1866, and recorded in Book "C," page 48, Douglas County Records.
 Upon the margin of the record, dated and signed as follows:
 By Geo. C. Markham, Clerk of the Court, Douglas County, Kansas.
 The Northwestern Mutual Life Insurance Co.
 By Geo. C. Markham, Clerk of the Court, Douglas County, Kansas.
 The Northwestern Mutual Life Insurance Company, hereby acknowledges full payment of the note executed by Caroline Heyman, widow, of Oklahoma City, in the County of Lawrence, State of Kansas, and Lathrop Bullene, dated January 23rd, 1866, and recorded in Book "C," page 48, Douglas County Records.
 By Geo. C. Markham, Clerk of the Court, Douglas County, Kansas.

And said party of the first part further covenants and agrees that upon the commencement of any action to foreclose this mortgage, or any part thereof, thereafter during the pendency of such action, the court in which such action is brought may, in its discretion, without any notice to said party of the first part, or any party claiming under said party, appoint an receiver for the benefit of the lender of the money advanced by the lender.