

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 \$_____ in insurance companies acceptable to the said party of the second part, his or assigns, and assign and deliver to 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 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 debt hereby secured. And the said parties 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, their heirs 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 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 parties of the first part have hereunto set their hands the day and year first above written

Mary L. Messenger
C. D. Messenger
Clarissa Bradley

State of Missouri)
County of Buchanan) ss. On this third day of January A.D. 1903 before me a Notary Public in and for said County personally appeared Mary L. Messenger and C. D. Messenger her husband and Clarissa Bradley a single person to me known to be the same persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed, and the said Clarissa Bradley further declared herself to be single and unmarried. Witness my hand and official seal the day and year last above written



Thomas G. Brewster
Notary Public
said County

My Commission expires January 25th 1904