

The following is a copy of the original instrument
 For Value Received, I hereby assign and transfer the within mortgage, together with the note thereon secured, to Merchants Loan & Savings Bank, Kansas, without interest. J. H. Brimmer, Esq., Attorney in fact, State of Kansas, County of Douglas, ss: On this 5th day of August, 1913, before me, a Notary Public within and for said County and State, came J. H. Brimmer, by Lucius H. Perkins to give known to be his duly authorized attorney in fact and to me personally known to be the same person who executed the foregoing assignment, and duly acknowledged the execution of the same, for the uses and purposes therein recited. In Witness Whereof I have hereunto subscribed my name and affixed my official seal at Lawrence, the day and year last above written of Lawrence, ss: J. H. Brimmer, Notary Public.
 Recorded July 7th A.D. 1914. 1914. 9th block A. 9th

here refused to and made a part of this contract the same as though here written out in full. The parties of the first part covenant and agree to pay all the taxes and assessments levied upon and assessed against said premises when due and payable, to pay all the premiums for the amount of insurance herein specified; and if not so paid, the party of the second part may pay said taxes and insurance premiums, and the amount so paid shall be a lien upon said premises, and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent per annum until paid.

The parties of the first part further covenant, and agree to keep, the buildings, fences and other improvements now upon, or which may be placed upon said premises, in good repair and condition; and to procure, maintain and deliver to the party of the second part, as additional and collateral security, policies of insurance against loss and damage by fire, tornadoes, cyclones and windstorms to the amount of not less than One Thousand Dollars loss, if any, payable to the party of the second part or his assigns, as his interests may appear; and if additional insurance be procured thereon, and the policies therefor shall not be made in terms payable as herein specified, the company placing such additional insurance shall nevertheless make contribution in case of loss to the same extent as it would be required to do if said policies had been so made payable and delivered to the party of the second part as additional and collateral security for the payment of said debt. The parties of the first part further agree that if default be made for the space of three months in the payment of any sum covenanted to be paid in said promissory note or said indenture, or in paying the taxes or insurance premiums herein covenanted to be paid; or in case of the breach of any covenant in said promissory note or said indenture or herein contained; or if said premises become unoccupied and vacant for the space of three months; or steep and waste be committed; all sums hereby secured shall, at the option of the party of the second part, or his assigns, at once become due and payable and bear interest at the rate of ten per cent per annum until paid, and the party of the second part shall have the right to foreclose this mortgage according to law, and to have a Receiver appointed to take charge of, care for and rent said premises,