or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors and assigns forever; the intention being to convey an absolute title in fee to said premises. And the said George F. Fix and Mary L. Fix his wife, hereby covenant that they are lawfully seized of said premises and have good right to convey the same, that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever, Provided, However, that if the said party of the first part shall pay, or cause to be paid, to the said party of the second part, its successors or assigns, the principal sum of One thousand Dollars on the first day of February A.D. 1909, with interest thereon at the rate of five per cent per annum, payable on the first day of February and August in each year, together with interest at the rate of ten per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said George F. Fix and Mary L. Fix, and payable at the office of The Mutual Benefit Life Insurance Company, in Newark, New Jersey; and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of said party of the first part, otherwise to remain in full force and effect. And the said party of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges, or attorney's fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage. And the said party of the first part do further 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

The following is endorsed on the original instrument:
The Mutual Benefit Life Insurance Company the mortgagee within named does hereby acknowledge full payment of the debt secured by the foregoing mortgage and authorize the Register of Deeds of Douglas County, Kansas to discharge the same of record.
In witness whereof the said Company has caused these presents to be signed by its Vice President and its Common Seal to be affixed this 23rd day of October A.D. 1908.
(Corp. Seal) The Mutual Benefit Life Insurance Company
By Edward L. Dobbins, Vice President

Recorded Oct 31st 1908.
A.W. Armstrong
Register of Deeds.