or assessments, and be entitled to interest on the same, at the rate of ten per cent per annum, and this mortgage shall stand as security therefor. Second. To keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste, and especially no cutting of timber except for making and repairing fences on the place, and such as shall be necessary for firewood for the use of the grantors family. Third. To keep at the option of said second party, the buildings on said premises insured in some joint stock fire insurance company, approved by the said second party for the insurable value thereof, with said second parties usual form of assignment attached, making said loss payable in case of loss to the said second party or assigns, and deliver the policy and renewal receipts to said second party. In case of failure to keep said buildings so insured, and to deliver the policy or renewal receipts as agreed, the holder of this Mortgage may effect such insurance and the amounts so paid with interest at ten per cent per annum, and shall be immediately due and payable, and shall be secured by this Mortgage. Fourth. If the maker or makers of said notes shall fail to pay either principal or interest, when the same becomes due; or any notes given in renewal of the notes herein, or any notes given as evidence of interest on any extension of the time of payment of the debt herein secured when the same shall be due; or there is a failure to conform to or comply with, any of the foregoing covenants or agreements, the whole sum of money herein secured shall thereupon become due, and payable at the option of the said second party without notice, and this Mortgage may be foreclosed. Fifth. That upon the institution of proceedings to foreclose this Mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the Court to take possession and control of the premises herein, and collect the rents and profits thereof, the amount so collected by such receiver to be applied under the direction of the Court, to the payment of any judgment rendered or amount found due under this Mortgage. The foregoing conditions, covenants and agreements being performed, this Mortgage shall be void and shall be released by the said second party, (and in case of failure of the said second party to release this Mortgage, all claim for statutory penalty or damages is hereby released) at the cost and expense of the said first parties, otherwise to remain in full force and virtue. In testimony whereof the said first parties have hereunto set their hands the day and year first above written

Changes, erasures and interlineations made prior to signatures

John W. Jenkins
Jennie D. Jenkins

The State of Kansas }
Douglas County } SS.

Be it remembered that on this 5th day of January 1905 before the undersigned, a Notary Public in and for said County personally appeared