

part, its successors or assigns, and assign and deliver to it 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, its successors 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, or part of, and in the same manner as, the principal sum hereby secured.

And the said party 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 ^{the said party of the second part, its successors 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, or part of, and in the same manner as, the principal sum hereby secured.} and until thereafter during the continuance of such default, ^{the said party of the second part, its successors 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, or part of, and in the same manner as, the principal sum hereby secured.} in payment of said promissory note at maturity, the said party of the second part, its successors 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 party of the first part have hereunto set their hands the day and year first above written.

Bert Wiggins.

Margaret R. Wiggins.

State of Kansas, County of Douglas, ss.

On this thirteenth day of May A.D. 1915, before me, a Notary Public in and for said County, personally appeared Bert Wiggins and Margaret R. Wiggins his wife, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal the day and year last above written.

My com. expires June 20 - 1916 L.S. L.S. Seale, Notary Public Lawrence Kas.

Recorded May 17 - A.D. 1915 O.S. A.M. 1915.

A. W. Armstrong, Rec. of Deeds.
By Elia C. Armstrong, Dep.