

the full benefit of the lien of this mortgage, or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree upon demand to repay the full amount of said advances, with interest at the rate of ten per cent per annum from date of each advancement, and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than Fifteen Hundred Dollars, payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation. And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance fire, tornado, or both should mortgagors default in so doing and to advance the money therefore, and to repay such advances with interest at the rate of ten per cent per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto.

Non-compliance with any of the agreements made herein shall cause the whole debt secured hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required.

Witness our hands this first day of July, 1905-

Albert B. Curtiss.

Executed & delivered in presence of Cecie Curtiss.

State of Kansas)

Douglas County) ss. On this 15th day of July, 1905, before the undersigned Notary Public, in and for said County and State, personally came Albert B. Curtiss and Cecie Curtiss his wife to me known to be the same persons described in, and who executed the foregoing instrument, and acknowledged the execution of the same.

Witness my hand and notarial seal, Geo. H. Lothholz, Notary Public, My Notarial Commission expires Oct 2nd 1907.
Recorded July 18th 1905, at 11 o'clock A.M. W. W. Armstrong, Register of Deeds.