

Recorded Dec. 2, 1911
 Floyd L. Lawrence
 Register of Deeds
 County of Douglas, in the State of Kansas, to exchange the same of record.
 J. M. Perkins
 (The following is, endorsed on the original instrument)
 Shown All Men by These Prints, That J. M. Perkins do hereby acknowledge full payment
 of the debt secured by the foregoing mortgage and authorize the Register of Deeds of the
 County of Douglas, in the State of Kansas, to discharge the same of record.

all and singular the tenements, hereditaments and appurtenances therunto belonging.

The parties of the first part covenant and agree that at the delivery hereof they are the lawful owners of said premises and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and will warrant and defend the same in the quiet and peaceable possession of the party of the second part, his heirs, executors, administrators or assigns forever.

This Grant is intended as a mortgage to secure the payment of One Thousand Dollars according to the terms of a certain promissory note and a certain indenture of even date herewith, made by the parties of the first part to the party of the second part, and particularly defining and setting forth the terms and the manner of payment, which said note and indenture are here referred 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 wind-storms to the amount of not less than One