

paid by virtue of this Mortgage, and all costs and expenses of enforcing the same, as provided by Law, and decree for the sale of said premises in satisfaction of said judgment, foreclosing all right and equities in and to said premises of the said parties of the first part - their heirs and assigns, and all persons claiming under them, at which sale appraisement of said property is hereby waived by said parties of the first part. And all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by said parties of the first part. And the said parties of the first part shall and will at their own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the building erected, and to be erected on said lands, insured, in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of One Hundred & Fifty ^{no} Dollars, for the benefit of the said parties of the second part or his assigns, and in default thereof said parties of the second part may at his option effect such insurance in their own name, and the premium or premiums, costs charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may at his option, pay any taxes or statutory liens against said property, all of which runs with 6% per cent interest may be enforced and collected in the same manner as the principal debt hereby secured.

And the said parties of the first part hereby covenant and agree that at the delivery hereof said Cass M. Thompson & Katie M. Thompson are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will Warrant and Defend the same in the quiet and peaceable possession of said parties of the second part's heirs and