

paid, to the said parties of the second part, their successors heirs or assigns, the principal sum of Twenty-four Hundred and no/100 Dollars, on the first day of ~~payable on the first day of May and November in each year together with interest at the rate of five per cent per annum~~ November, A.D. 1913, with interest thereon at the rate of five per cent, per annum, <sup>^</sup> on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by said party of the first part to J.L.Pettyjohn & Co. of Olatha, Johnson County, Kansas, and payable at the office of said J.L.Pettyjohn & Co. of Olatha, Johnson County, Kansas; and shall perform all and singular the covenants herein contained; then this mortgage to be void and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect.

And the said party of the first part do hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs charges, or attorneys fees incurred and paid by the said parties of the second part, their successors, heirs or assigns, in maintaining the priority of this mortgage.

And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied, to pay all taxes and assessments levied under the laws of the State of Kansas, on said premises, or on this mortgage, or on the note <sup>or debt</sup> hereby secured, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$2000.00 in insurance companies acceptable to the said parties of the second part, their successors, heirs or assigns, and assign and deliver to them all policies of insurance on said buildings, and the renewalsthereof; and in case of failure to do so, the said parties of the second part, their successors, heirs 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, as 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 any time thereafter during the <sup>the said parties of the second part, their successors, heirs or assigns, may, without notice to the</sup> continuance of such default, the entire debt hereby secured immediately due and payable, and there-upon, or in case of default in payment of said promissory note at maturity, the said parties of the second part, their successors, heirs or assigns shall be entitled to 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.

Charles A. James.

Margaret J. James.

In Presence of J.W.Thomas.

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