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Chas. J. Marx, Agent and Secretary

This Indenture, Made the thirtieth day of December in the year of our Lord one thousand nine hundred and eight, between Robert C. Johnston and Helene A. Johnston his wife, of Lawrence, County of Douglas and State of Kansas, parties of the first part, and The Northwestern Mutual Life Insurance Company, a corporation organized and existing under the laws of Wisconsin, party of the second part:

Witneseth, That the said parties of the first part, for and in consideration of the sum of Forty five hundred (4500) dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain and sell unto the said party of the second part, and to its successors and assigns forever, the following Real Estate, lying and being in the County of Douglas and State of Kansas, and known and described as follows, viz.:

The Southwest quarter of section number thirty six (36), township number thirteen (13) south, range number nineteen (19) east.

Together with the privileges and appurtenances to the same belonging, and all of the rents, issues, and profits which may arise or be had therefrom.

To have and to hold the same to the said party of the second part, its successors and assigns forever.

And the said Robert C. Johnston for himself, his heirs, executors, administrators and assigns, covenants and agrees with the said party of the second part, its successors and assigns, to keep the building or buildings now standing or which may hereafter be erected on the above described premises, insured against loss or damage by fire in some solvent incorporated insurance company or companies, to be approved by said party of the second part, its successors or assigns, so long as the moneys hereby secured shall be unpaid, to the amount of at least Two thousand (2,000) dollars, (provided, however, that if the policies of such insurance contain any condition or provision as to co-insurance, the building or buildings shall be kept insured for a sufficient amount to comply with such co-insurance condition), and to have the ^{such} policies of insurance made payable in case of loss to said party of the second part and to deposit the same with the party of the second part; and to pay annually to the proper officers all taxes and assessments of every kind and nature which shall be levied or assessed on said real estate, or any part thereof, together with all taxes and assessments which may be assessed or levied under and virtue of any law now or hereafter existing in the State of Kansas, upon or against this mortgage or the debt hereby secured or upon the mortgage interest of the party of the second part in said premises; and also to keep said land and all improvements now existing or placed thereon free from all liens of whatever nature; and to procure and deliver to the said party of the second part, at its office in the City of Milwaukee, in the State of Wisconsin, on or before the first day of May in each and every year, duplicate receipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises or on this mortgage or the debt secured hereby or on the mortgage interest of the party of the second part in said premises, for the preceding year; and to pay all prior liens, if any, which may be found to exist on said property, and