

Kansas, on said premises, or on this mortgage, or on the note or debt hereby secured
 or on the lien created by this instrument, before any penalty for non-payment
 attaches thereto; also to abstain from commission of waste on said premises, and keep
 the buildings thereon in good repair and insured to the amount of \$ no in insurance
 companies acceptable to the said party of the second part, its successors or assigns,
 and assign and deliver to it or them all policies of insurance on said buildings, and
 the renewals thereof, and in case of failure to do so, the said party of the second
 part, its successors or assigns, may pay such taxes and assessments, make such repairs
 or effect such insurance; and the amount 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 cove-
 nants or agreements herein contained, then, or at any time thereafter, during the
 continuance of such default, the said party of the second part, its successors or
 assigns, may without notice, declare the entire debt hereby secured immediately due
 and payable, and thereupon, or in case of default in the payment of said promissory
 note at maturity, the said party of the second part, its successors or assigns, shall
 be entitled to the immediate possession of said premises, and may proceed to fore-
 close 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

Samuel S. Murphy
 Prudence K. Murphy.

State of Kansas County of Montgomery, SS. On this 19th day of October A.D. 1909, before
 me, a Notary Public, in and for said County, personally appeared Samuel S Murphy and
 Prudence K. Murphy his wife, to me known to be the persons named in and who executed
 the foregoing instrument, and acknowledged that they executed the same as their
 voluntary act and deed. Witness my hand and official seal the day and year last above
 written
 My Commission expires Apr. 15th 1910 (SEAL) W. E. H. Anderson, Notary Public.

Recorded Oct. 21st A.D. 1909 at 2.05 P.M.

Floyd L. Lawrence
 Register of Deeds.

In consideration of the payment of the debt named therein, I Irving W. Metcalf now
 of Oberlin Ohio, hereby release the mortgage made by Charlotte W. Seiler and husband
 to The Kansas Building and Loan Association, and recorded in Book 27 of mortgages
 at page 221 in the office of the Register of Deeds of Douglas County, Kansas.
 As Witness my hand this 7th day of October, A.D. 1909

Irving W. Metcalf.

State of Ohio, County of Lorain, SS. On this 7th day of October 1909 before me,
 a Notary Public in and for said county and state, came Irving W. Metcalf, to me
 personally known to be the same person who executed the foregoing release and duly
 acknowledged the execution thereof. In Witness Whereof, I have hereunto subscribed
 my name and affixed my official seal on the day and year last above written.
 My commission expires on the 22nd day of Dec. 1911

(SEAL) Iral A. Webster, notary Public

Recorded Oct-23 A.D.-1909 at 2.30 P.M.

Floyd L. Lawrence
 Register of Deeds.