

and eighty feet (180 ft.) more or less to the North line of Warren Street produced West from the City of Lawrence, Kansas; thence East along said North line of Warren Street produced, two hundred and forty two feet; thence North one hundred and eighty feet more or less to the south line of a tract of land deeded to T. A. Ellis, Sept. 22, 1897, recorded in book 53, page 290, Records of Douglas County, Kansas; thence West along said line two hundred and forty two feet to the place of beginning, containing one acre more or less. To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever. Provided Always, And this instrument is made, executed and delivered upon the following conditions, to-wit: Said parties of the first part are justly indebted unto the said party of the second part in the principal sum of Eight Hundred and Thirty five Dollars, payable according to the tenor and effect of one certain First Mortgage Note, executed and delivered by the said parties of the first part, bearing date January 31, 1911, and payable to the order of the said party of the second part, on the 1st day of February 1913 with interest thereon from February 1. 1911 until maturity at the rate of 7 per cent per annum, payable semi-annually, on the 1st days of August and February in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by four interest coupons attached to said principal note and of even date therewith, and payable in like manner. Said parties of the first part agree to insure said real property for the period of this loan for at least one thousand Dollars, for the benefit of the said mortgagee, or its assigns, any loss under such insurance to be made payable to them according to their interest; and also agree to have any release of this mortgage made by said mortgagee or its assigns recorded at the expense of said parties of the first part. Now, if said parties of the first part shall pay or cause to be paid to said party of the second part, its successors or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of said note and coupons, then these presents shall be wholly discharged and void; but otherwise shall remain in full force and effect. But if said sum of money or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, or if XXX insurance as agreed is not procured and kept in force, then the whole of said sum and sums, and interest thereon, shall, without notice, and by these presents, become due and payable at the sole option of the holder hereof, and said party of the second part shall be entitled to the possession of said premises. In Witness Whereof, The said parties of the first part have hereunto set their hands the day and year first above written.

Herman H. Brown
Mima H. Brown

State of Kansas, douglas county, SS. Be it remembered, That on this 31 day of January A.D. 1911, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Herman H. Brown and Mima H. Brown, his wife who