

tax, assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying full benefit of the lien of this mortgage, or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay ^{said} such taxes, assessments or charges, and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of ten per cent per annum from date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep ^{all} the buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than One thousand Dollars, payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness after payment of prior insurance. And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance fire, tornado or both—should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto. Non-compliance with any of the agreements made herein by mortgagors shall cause the whole debt secured hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required.

Witness our hands this first day of March 1911.

William A. Medill

Margaret V. Medill

State of Missouri, Jackson County, SS. On this first day of March 1911, before the undersigned Notary Public, in and for said county and State, personally came William A. Medill and Margaret V. Medill, his wife, to me known to be the same persons described in, and who executed the foregoing instrument, and acknowledged the execution of the same. Witness My hand and notarial seal. My notarial commission expires July 6, 1913. (SEAL) Geo. D. Beardsley, Notary Public.

Recorded March 15, A.D. 1911 at 9:04 A.M.

Hayden L. Lawrence
Register of deeds.

KNOW ALL MEN BY THESE PRESENTS, That Burr Gunsallus, single, of the county of Douglas and State of Kansas, for and in consideration of the sum of fifteen Hundred dollars, in Hand paid by THE AETNA BUILDING AND LOAN ASSOCIATION, of topeka, Kansas, do hereby sell and convey unto the said THE AETNA BUILDING AND LOAN ASSOCIATION, XXXXXKXKX XXXXKN and its successors, the following described premises, situated in the County of Douglas and the State of Kansas, to wit: The West One-half ($\frac{1}{2}$) of Lot One Hundred seven (107) and all of Lot One Hundred Nine (109) all on Baker Street, city of Baldwin

See below see margin of next page