

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 \$1000. 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 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 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 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 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.

James H. Jones.

Nellie M. Jones.

State of Kansas, County of Osage, SS. On this 27th day of July, A.D. 1911, before me, a Notary Public, in and for said County, personally appeared James H. Jones and Nellie M. Jones, 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 June 23, 1915. (SEAL) J.A. Kesler, Notary Public.

RECORDED AUGUST 16" A.D. 1911 AT 3.35 P.M.

Wloyd L. Lawrence
Register of Deeds.

FOR VALUE RECEIVED, we hereby sell, transfer and assign to Laura C. Detwiller all the right, title and interest of the estate of J.J. Detwiller in and to a certain mortgage, and all the indebtedness secured thereby, made and executed by Jane E. Worden and hus. to J.J. Detwiller, which mortgage is recorded in book 16 of Mortgages, Page 195, in the office of the Register of Deeds, in Douglas County, Kansas. In Witness Whereof we have hereunto set our hands this fifteenth day of August, 1911.

Charles H. Detwiller.
Clarence J. Detwiller.
Executors of est. of
J.J. Detwiller, dec.

State of New Jersey, County of Hudson SS. Be it remembered that on this 15th