

TO HOLD the above granted premises, with the appurtenances thereto belonging, unto the said grantee and its successors, forever. And the said grantors for themselves and their heirs, executors and administrators, covenant with the said grantee and its successors, that the said premises are free from incumbrance and that they have a good right and lawful authority to sell the same. and that they will warrant and defend the same against the lawful claims of all persons whomsoever. The Conditions of this mortgage are such that whereas the said Martin G. and Carrie E. Swartz have assigned, transferred and set over unto the said the Aetna Building and Loan Association as a further security for the payment of the promissory note hereinafter mentioned two shares of Series Stock in Class A No. 3086, issued by the Aetna Building and Loan Association, on which the monthly dues are \$5.00 dollars payable on the 5th day of each month and have executed and delivered to the said The Aetna Building and Loan Association, their promissory note, calling for the sum of eight hundred dollars, with interest at the rate of Six and 67/100 Dollars per month; both interest and dues payable on the fifth day of every month until sufficient assets accumulate to pay to each shareholder five hundred dollars per share for each share of stock held by him, according to the by-laws of the Aetna Building and Loan Association, which said note is, in words and figures, as follows: First Mortgage Real Estate Note. \$800.00 No 3086. For Value Received we do hereby promise to pay to the Aetna Building and Loan Association of Topeka Kansas, on or before ten years after date, Eight Hundred Dollars, with interest thereon from date thereof, in monthly installments of Six and 67/100 Dollars, also monthly dues on Two shares of stock, in the sum of Five and No/100 Dollars, both interest and dues being payable on the 5th day of each and every month until sufficient assets accumulate, to pay each shareholder five hundred dollars per share for every share held by him in accordance with the by-laws of said Association, and in case of default in the payment of interest, or dues, or any part thereof, at the stated times, or failure to comply with any of the conditions or agreements contained in the first mortgage on Real Estate, given to secure the payment thereon, then this note shall immediately become due and payable at the option of the legal holder hereof, and shall after such default bear ten per cent interest per annum. Dated at Baldwin Kansas; the 9th day of November 1911. Martin G. Swartz. Carrie E. Swartz. Now if the said Martin G. and Carrie E. Swartz, their heirs, assigns, executors, administrators shall well and truly pay the aforesaid note according to the tenor thereof, and all assessments, dues and fines on said stock, to the said The Aetna Building and Loan Association, or its successors, and keep said premises insured against fire and tornado, and pay all taxes, rates, liens, charges and assessments upon or against said property, and keep the same in good repair, as herein provided, then this mortgage shall be void; otherwise to remain of full force and virtue in law. It is further agreed, that if default