

The following is endorsed on the original instrument:
 Recorded Oct. 19, 1912 - known all - when by these present, that I do hereby acknowledge full payment of the
 \$1000.00 mortgage debt secured by the foregoing mortgage, and authorize the Register of Deeds of the County
 of Douglas in the state of Kansas to discharge the same of record.
 J. M. Perkins
 Oct 4 1912

hereditaments and appurtenances thereunto belonging. The party of the first part cove-
 nants and agrees that at the delivery hereof he is the lawful owner of said premises
 and seized of a good and indefeasible estate of inheritance therein free and clear of
 all incumbrances, and will warrant and defend the same in the quiet and peaceable
 possession of the party of the second part, his heirs, executors, administrators or
 assigns forever. This grant is intended as a mortgage to secure the payment of One
 Thousand Dollars according to the terms of a certain promissory note and certain in-
 denture of even date herewith, made by the party of the first part to the second part
 and particularly defining and setting forth the terms and the manner of payment, which
 said note and indenture are here referred to and made a part of this contract the
 same as though here written out in full. The party of the first part covenants and
 agrees to pay all the taxes and assessments levied upon and assessed against said
 premises when due and payable; to pay all the premiums for the amount of insurance
 herein specified; and if not so paid, the party of the second part may pay said taxes
 and insurance premiums, and the amount so paid shall be a lien upon said premises,
 and be secured by this mortgage and collected in the same manner as the principal debt
 hereby secured, together with interest at the rate of ten per cent per annum until
 paid. The party of the first part further covenants and agrees to keep the buildings,
 fences and other improvements now upon, or which may be placed upon said premises, in
 good repair and condition; and to procure, maintain and deliver to the party of the
 second part, as additional and collateral security, policies of insurance against loss
 and damage by fire, tornadoes, cyclones and windstorms to the amount of not less than
 twelve Hundred and Fifty Dollars loss, if any, payable to the party of the second
 part or his assigns, as his interest may appear; and if additional insurance be pro-
 cured therein, and the policies therefor shall not be made in terms payable as herein
 specified, the company placing such additional insurance shall nevertheless make con-
 tribution in case of loss to the same extent as it would be required to do if said
 policies had been so made payable and delivered to the party of the second part as
 additional and collateral security for the payment of said debt. the party of the
 first part further agrees that if default be made for the space of three months in
 in the payment of any sum covenanted to be paid in said promissory note or said in-
 denture, or in paying the taxes or insurance premiums herein covenanted to be paid; or
 in case of the breach of any covenant in said promissory note or said indenture or
 herein contained; or if said premises become unoccupied and vacant for the space of
 three months; or strip and waste be committed; all sums hereby secured shall, at the
 option of the party of the second part, or his assigns, at once become due and payable
 and bear interest at the rate of ten per cent per annum until paid, and the party
 of the second part shall have the right to foreclose this mortgage according to law,
 and to have a receiver appointed to take charge of care for and rent said premises
 and out of the rents, issue the profits derived therefrom to pay the cost of re-
 pairs, taxes and insurance premiums; and the residue, if any there be, after paying
 said Receiver a reasonable compensation for his services, shall be applied upon