

The following is endorsed on the original instrument
Now All Must by This Present the W. J. Paper has hereby acknowledge
full payment of the debt secured by the foregoing mortgage and certificate
The Register of Deeds of the County of Douglas will not perform a
discharge the same of record
W. J. Paper.

Recorded
March 6 1911
E. A. D. D. D. D.
Register of Deeds

Douglas County, Kansas, To have and to hold the same together with all and singular
the tenements, hereditaments and appurtenances thereunto belonging. The parties of
the first part covenant and agree that at the delivery hereof they are the lawful
owners of said premises and seized of a good and indefeasible estate of inheri-
tance 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 Two hundred fifty (\$250.00) Dollars according to
the terms of a certain promissory note and a certain indenture of even date here-
with; made by the party of the first part to the party of the second part, and par-
ticularly defining and setting forth the terms and the manner of payments, which
said note and indenture are 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 agree
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 build-
ings, 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 Two Hundred 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 procured thereon, and the policies therefor shall not be
made in terms payable as herein specified, the company placing such additional
insurance shall nevertheless make contribution in case of loss to the same extent
as it would be required to do if said policies had been so made payable and deliv-
ered 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 the payment of any sum covenanted to be
paid in said promissory note or said indenture, or in paying the taxes or insur-
ance premiums herein covenanted to be paid; or in case of the breach of any cove-
nant 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
rents, issue and profits derived therefrom to pay the cost of repairs, taxes and