

or on the note or debt hereby secured, or on the lien created by this instrument, 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 \$___ 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 the 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.

John H. Reilly.

Ora Reilly.

State of Kansas, County of Osage, SS. On this 30th day of August A.D. 1912 before me a Notary Public in and for said County, personally appeared John H. Reilly and Ora Reilly 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 23rd, 1913. (SEAL) J.A. Kesler.

RECORDED SEPTEMBER 3, 1912 AT 10.00 A.M.

(The following is endorsed on the original instrument recorded Book 24 Pg 547.)
\$600. September 4th 1912. Received of Byron I. Holmes, present owner of the land described in the within mortgage, the sum of six hundred and no/100 dollars in full satisfaction of the within mortgage.

Wm. T. Sinclair.

State of Kansas, Douglas County, SS. Be it remembered that on this 4th day of September A.D. 1912 before me a Notary Public in and for said County and State came Wm. T. Sinclair, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In Witness Whereof I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My commission expires Feb'y 21st 1914. (SEAL) Lena Urech, Notary Public.

RECORDED SEPTEMBER 4th 1912 At 2.36 P.M.

Floyd L. Lawrence
Register of Deeds.