

party, or upon the interest of the party of the second part, its successors or assigns therein; and, while this mortgage is held by a non-resident of the State of Kansas, to pay all taxes and assessments upon this mortgage or the debt secured thereby, without regard to any law heretofore enacted or hereafter to be enacted imposing payment of the whole or any part thereof upon the party of the second part, its successors or assigns, and that upon violation of this undertaking or the passage by the state of Kansas of a law imposing payment of the whole or any portion of the taxes aforesaid upon the party of the second part, its successors or assigns, or upon the rendering of any court of competent jurisdiction of a decision that the undertakings by the parties of the first part, as herein provided, to pay any taxes or assessments is legally inoperative, then and in such event the debt hereby secured, without deduction, shall at the option of the party of the second part, its successors or assigns, become immediately due and collectible, notwithstanding anything contained in this mortgage or any law hereafter enacted;

Also to abstain from the commission or waste on said premises, and keep the buildings in good repair and insured to the amount of \$2000.00 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 so paid therefore, 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 immediate possession of said premises by receiver or otherwise, as it may elect, and to the subsequent rents and profits of said premises, which are hereby pledged to the legal holders hereof as additional and collateral security for the payment of all monies mentioned herein, 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.

Henry G. Parsons
Hattie Parsons

State of Kansas, County of Douglas, SS On this 22nd day of January A.D. 1913, before me, a Notary Public in and for said County, personally appeared Henry G. Parsons and Hattie Parsons, husband and 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 October 31 1916. (SEAL) John M. Spencer,
Recorded Feb'y 4th A.D. 1913 at 11:25 P.M. Notary Public

Joseph L. Lawrence
Register of Deeds.

Recorded Feb'y 4th 1913

(The following is endorsed on the original instrument)
The amount secured by this mortgage has been paid in full and the same is hereby cancelled. This 19th day of February, 1915.