

form all the covenants and agreements of this mortgage, then these presents to become void; otherwise in full force and effect. Said mortgagors agree to pay all taxes and assessments that may be levied within the State of Kansas, upon said lands and tenements or upon any interest or estate therein, including the interest represented by this mortgage lien, or upon the mortgage or the note or debt secured hereby; and further to pay any tax, assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing the full benefits of the liens of this mortgage, or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree upon demand to repay the full amount of said advances, with interest at the rate of ten per cent per annum from date of such advancement, and this mortgage shall be a further lien for the repayment thereof. The mortgagors agree to keep all buildings and improvements upon said land ^{as} in good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than Two Thousand Dollars, payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by then retained until the payment of this obligation. And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance- fire, tornado, or both should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto. The exercise of the rights and authority herein granted to the holder of the mortgage indebtedness to pay taxes, take out insurance, collect rents or perform any other acts in case of default of mortgagors, shall be optional with the holder of said mortgage indebtedness, and not obligatory upon him. Non-compliance with any of the agreements made herein shall cause the whole debt ^{secured} hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required. Witness our hands this 1st day of March 1913.

William A. Medill
Margaret V. Medill

State of Missouri, Jackson County, SS. On this first day of March 1913, before the undersigned Notary Public in and for said County and State, personally came William A. Medill and Margaret V. Medill, his wife, to me known to be the same persons described in, and who executed the foregoing instrument, and acknowledged the execution of the same.

Witness my hand and notarial seal.

My Commission expires Aug. 13, 1916. (SEAL) U. S. Grant Peabody, Notary Public.

Recorded March 1st, 1913 at 2:11 P.M.

Floyd L. Lawrence
Register of Deeds.