

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 parties of the second part, their successors, heirs or assigns, and assign and deliver to them all policies of insurance on said buildings and the renewals thereof; and in case of failure to do so, the said parties of the second part, their successors, heirs or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance; and the amount 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 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 parties of the second part, their successors, heirs 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 parties of the second part, their successors, heirs or assigns shall be entitled to 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 parties of the first part have hereunto set their hands the day and year first above written.

In Presence of
J. W. Thomas

his
Isaac x Kime
mark
Minnie J. Kime

S. D. Moherman

State of Kansas, Franklin County, SS. Be It Remembered, That on this 8 day of April A.D. nineteen hundred and Thirteen before me, the undersigned, a Notary Public in and for said County and State, came Isaac Kime and Minnie J. Kime, his wife, who are personally known to me to be the identical persons described in and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same. In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written. My commission expires March 11, 1916.

Notary Public,
(SEAL) S. D. Moherman, Franklin County, Kansas.

Recorded April 12th A.D. 1913 at 2:21 P.M.

Floyd L. Lawrence

register of Deeds.

(The following is endorsed on the original instrument)
 Now all money due by these parties, for \$1000.00, to be paid to the mortgagee within three months, to be fully acknowledged as such.

Recorded May 10th 1915