

cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note No. 43170 bearing even date herewith, executed by said party of the first part to J.L. Pettyjohn & Co., of Olathe, Johnson County, Kansas, and payable at the office of the said J.L. Pettyjohn & Co of Olathe Johnson County, Kansas, and shall perform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect. And the said parties of the first part do hereby covenant and agree to pay or cause to be paid the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection of any there shall be, and any costs, charges or attorneys fees incurred and paid by the said parties of the second part, their successors, heirs or assigns, in maintaining the priority of this mortgage or in defending the title to the land hereby mortgaged, or the validity of this mortgage when attacked by parties other than the mortgagor. And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied to pay all taxes and assessments levied under the laws of the State of Kansas, on said premises, or on this mortgage, or on the note or debt hereby secured, 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 \$1400.00 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 of 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 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 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 the 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  
S.D. Moherman

Albert McConnell  
Nellie McConnell.

State of Kansas, Franklin County, ss. Be it Remembered that on this 4 day of April

A.D. Nineteen hundred and thirteen before me, the undersigned, a Notary Public in and for

*The following is indorsed on the original instrument:  
Given all upon the State Records, Vol. 10, of Pettyjohn & Co of Olathe, Kansas,  
the mortgagor, within ninety days, hereby acknowledging the full payment of the  
note by the foregoing mortgagee secured, and authorizing the Register of Deeds of  
Douglas County, Kansas, to discharge the same of record.*