

(Placed in Book 54, Page 502)
E.W. Sellards and Winnie Sellards
Oct 5th 1914

issues and profits thereof. Third. Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the notes hereby secured are fully paid. Fourth. Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above-described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of ___ Dollars, loss, if any, payable to the mortgagee or assigns. And it is further agreed, that every such policy of insurance shall be held by the part of the second part or the legal holder or holders of said note, as collateral or additional security for the payment of the same, and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon, and apply the same, when received, to the payment of said note, together with the costs and expenses incurred in collecting said insurance; or may elect to have buildings repaired or new buildings erected on the aforesaid mortgaged premises. Said part_ of the second part, or the legal holder or holders of said note, may deliver such policy to the said part_ of the first part and require the collection of the same, and payment made of the proceeds as last above mentioned. Fifth. Said parties of the first part hereby agree that if the makers of said notes shall fail to pay or cause to be paid, any part of said money, either principal or interest according to the tenor and effect of said note and coupons, within thirty days after the same becomes due, or to conform to or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once, without notice. And the said parties of the first part, for said consideration do expressly waive an appraisal of said real estate and all benefit of the Homestead, Exemption and Stay Laws of the State of Kansas. The foregoing conditions being performed, this covenant to be void; otherwise of full force and virtue. In Testimony Whereof The said parties of the first part have hereunto subscribed their names on the day and year above mentioned.

E.W.Sellards
Winnie Sellards.

State of Kansas, Osage County, ss. Be It Remembered that on this 25th day of August A.D. Nineteen Hundred and eleven before me, the undersigned, a Notary Public, in and for said County and State, came E.W.Sellards and Winnie Sellards, 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 to be their voluntary act and deed. In Witness Whereof I have hereunto subscribed my name and affixed my official seal on the day and year last above written. (SEAL)
My term expires Oct 5th 1914. F.E.Burke, Notary Public, Osage County, State of Kansas.

RECORDED MAY 19, 1913 AT 2:20 P.M.

Floyd L Lawrence
Register of Deeds.