

Also the southeast quarter of section number thirty-three, in township number thirteen south, of range number eighteen east, except about one acre thereof bounded and described as follows, viz: Beginning at a point on the west line of said southeast quarter section thirty-two rods south of the northwest corner thereof, running thence southeasterly up the middle of Rock Creek about twenty rods to a point about twelve rods east of the west line of said quarter section; thence southwesterly up the middle of said creek to the west line of said quarter section; thence north along said west line to the place of beginning.

( ) To Have And To Hold: the same to the said party of the second part, its successors and assigns, forever.

Conditioned, However, That if the said party of the first part, her heirs, executors, administrators or assigns, shall pay or caused to be paid to the said party of the second part, its successors or assigns, at the office of said party of the second part in the City of Milwaukee, Wisconsin, the sum of Five Thousand dollars with interest, according to the terms of a promissory note bearing even date herewith executed by the said party of the first part, <sup>first part is the said party</sup> and shall pay all taxes and special assessments of any kind that may be levied or assessed within the State of Kansas upon said premises, or any part thereof, or upon the interest of the mortgagee, its successors or assigns, in said premises, or upon the note or debt secured by this mortgage, and procure and deliver to said party of the second part, its successors or assigns, at its or their home office, before the day fixed by law for the first interest or penalty to accrue thereon, the official receipt of the proper officer showing the payment of all taxes and assessments; and, so long as any part of the debt hereby secured remains unpaid, shall keep the building upon said premises insured against loss or damage by fire in some reliable insurance company or companies to be approved by the said party of the second part, its successors or assigns to the amount of not less than \_\_\_\_\_ dollars, (provided, however, that if the policies of such insurance contain any condition or provision as to co-insurance the buildings shall be kept insured for a sufficient amount also to comply with such co-insurance condition), with loss, if any, payable to the said party of the second part, its successors or assigns, as its or their interest may appear, and forthwith upon issuance thereof deposit such policies with the said party of the second part, its successors or assigns; and shall keep the buildings and other improvements on said premises in as good condition and repair as at this time, ordinary wear and tear, excepted; and shall keep said premises free from all statutory liens; and upon demand by the party of the second part, its successors or assigns, shall pay all prior liens; if any, which may be found to exist on said property, and all expense and attorney's fees incurred by said party of the second part, its successors or assigns, by reason of litigation with third parties to protect the lien of this mortgage; all of which said party of the first part hereby agrees to do; then these presents to be void, otherwise to remain in full force.

It is agreed that if the insurance above provided for is not promptly effected and the policies therefor duly deposited, or if the liens, taxes, assessments, expenses or attorney's fees above specified shall not be paid as herein before provided, the said party of the second part, its successors or assigns, (whether electing to declare the whole indebtedness hereby secured due and collectible or not) may effect the insurance above provided for and pay the reasonable premiums and charges therefor, and may pay said taxes and special assessments (irregularities in the levy or assessment thereof being expressly waived), and may pay such liens, expenses and attorney's fees, and all such payments, with interest thereon from the time of payment at the rate of ten per centum per annum shall be deemed part of the indebtedness secured by this mortgage.

And it is agreed that in case default <sup>shall be</sup> made in the payment of any installment of said note or of the interest thereon when due, or if there shall be a failure to comply with any or either of the terms or conditions of this mortgage, then the said note and the whole indebtedness secured by this indebtedness secured by this mortgage, including all payments for taxes, assessments, insurance premiums, liens, expense and attorney's fees hereinabove specified, shall, at the option of the party of the second part, and without notice (notice of the exercise of such option being hereby expressly waived), become due and collectible at once by foreclosure or otherwise; and upon commencement of any foreclosure or at any time thereafter and prior to the expiration of the time for redemption from any sale of said premises on foreclosure, any court of competent jurisdiction, upon application of the party of the second part, its successors or assigns, or the purchaser at such sale, may at once and without notice to the party of the first part, or any person claiming under her appoint a receiver for said premises to take possession thereof to collect the rents, issues and profits of said premises during the pendency of such foreclosure and until the time to redeem the same from the foreclosure sale shall expire, and out of the same make necessary repairs and keep said premises in proper condition and repair pending such sale and the expiration of the time to redeem therefrom, and to pay all taxes and assessments accruing between the commencement of the foreclosure and the expiration of the period for redemption and all taxes and assessments, sales

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