

the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

And the said party of the first part do further covenant and agree that until the debt hereby secured is fully paid, to pay all legal 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 \$\_\_\_\_\_ in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof.

And it is agreed by said first parties that the party of the second part, its successors or assigns, may make any payment necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure; and sums so paid shall become a lien upon the above described real estate, and be secured by this mortgage, and may be recovered, with interest at ten per cent. in any suit for the foreclosure of this mortgage. In case of foreclosure, said real estate shall be sold without appraisal.

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 party of the second part, its successors or assigns, may without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in any payment of said promissory note at maturity, the said party of the second part, its successors or assigns, shall be entitled to the 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 party of the first part have hereunto set their hands the day and year first above written.

John H. Lyon.  
Dora R. Lyon.

State of Kansas, County of Douglas, SS.

On this 30th day of March, A.D. 1914, before me, a Notary Public, in and for said County, personally appeared John H. Lyon and Dora R. Lyon husband and wife to me known to be the same persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal, the day and year last above written.

My commission expired May 12th 1914 (SEAL)

L. E. Hoover, Notary Public.

Recorded April 1st, A.D. 1914, at 3:21 o'clock P.M.

*Floyd L. Lawrence*  
Register of Deeds,  
*Charles W. Nitzel* Deputy.

This Indenture, Made this 2nd day of April A.D. 1914, between A.J. Jasper and Jennie I Jasper, husband and wife of the County of Franklin and State of Kansas parties of the first part, and The Farmers Loan & Trust Company, a corporation under the laws of the State of Kansas, located at Lawrence, Douglas County, Kansas, party of the second part:

Witnesseth, that the said parties of the first part, in consideration of the sum of Twenty-six Hundred and (\$2,600.00) no/100 Dollars, in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, the following described real estate, situate in the County of Douglas and State of Kansas, to-wit: A tract of land in the Southwest Quarter of Section Thirty-one (31), Township Twelve (12) Range Twenty (20), described as follows:— Begin at a point in the west line of Rhode Island Street One Hundred Fifty-eight (158) feet South of the North line of Adams Street in the City of Lawrence thence run west on a line parallel with said North line of Adams Street One Hundred seventeen (117) feet, thence at right angle run South Sixty (60) feet, thence at right angle run East One Hundred seventeen (117) feet to the extended west line of Rhode Island street, thence at right angle run North on said extended West line Sixty (60) feet to the place of beginning, in the City of Lawrence, Douglas County Kansas.

To Have And To Hold the same, with the appurtenances thereunto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors or assigns forever; and the said parties of the first part hereby covenants that at the delivery hereof they are lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever.

Provided, However, That if the said parties of the first part, shall pay or cause to be paid to the said party of the second part, its successors or assigns the principal sum of Twenty-six Hundred and (\$2,600.00) no/100 Dollars, on the 2nd day of April A.D. 1918, with interest thereon at the rate of six percent per annum, payable semiannually on the 2nd days of October and April in each year, together with interest at the rate of ten per 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 certain promissory note, and Eight coupon interest notes thereto attached bearing even date herewith, executed by said parties of the first part and payable to the party of the second part or its order at the office of said Company, in Lawrence, Kansas, or such other place as the legal holder of the principal note may in writing designate, which note represents a just indebtedness and an actual loan