

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 party of the first part does 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, if any there be, and any costs, charges or attorney's fees incurred and paid by 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 does 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 secured hereby, 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 in some responsible fire insurance company, to the satisfaction of the holder hereof, in the sum of not less than \$1900 against loss by fire, and not less than \$1900 against loss by wind-storm or tornado, the policy or policies to be delivered to said party of the second part and written for the benefit of said party of the second part, or its assigns, as additional security to this loan; and in case of failure to do so, the said party of the second part, its successors 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 eight 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 does 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 payment of said promissory note at maturity, the said party of the second part, its successors 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 party of the first part have hereunto set their hands the day and year first above written.

Witnesses:

R. M. Morrison
I. T. Dabney

Henry Rohe
Edith M. Rohe

State of Kansas, County of Douglas, SS.

On this First day of April 1914, before me, R. M. Morrison, a Notary Public, personally appeared Henry Rohe and Edith M. Rohe, his wife, to me known to be the 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 expires Feb. 23rd, 1918. (SEAL) R. M. Morrison, Notary Public.

Recorded April 22nd A.D. 1914 at 9:25 o'clock A.M.

Floyd R. Lawrence
Register of Deeds.

For Value Received, I hereby sell, transfer and assign to Julia Friend of Chicago, Illinois all my right, title and interest in and to a certain mortgage, and the indebtedness secured thereby, made and executed by Arthur T. Walker and wife to me, which mortgage is recorded in Book "49" of Mortgages, Page 138, in the office of the Register of Deeds in Douglas County, Kansas.

In Witness Whereof, I have hereunto set my hand this 14th day of August 1911.

Wm. T. Sinclair

State of Kansas, County of Douglas, SS. Be it remembered, That on this 14th day of August 1911, before me, a Notary Public in and for said County and State, came Wm. T. Sinclair to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires March 30, 1913. (SEAL) Joseph E. Riggs, Notary Public.

Recorded April 22nd A.D. 1914 at 9:55 o'clock A.M.

Register of Deeds

For Value Received, I hereby sell, transfer and assign to Carrie Shaw of Los Angeles California, all my right, title and interest in and to a certain mortgage and the indebtedness secured thereby, made and executed by Ralph E. Standing and wife to Wm. T. Sinclair, which mortgage is recorded in Book "50" of Mortgages, Page 392, in the office of the Register of Deeds in Douglas County, Kansas.

In Witness Whereof, I have set my hand this fifth day of February 1914.

Wm. T. Sinclair

State of Kansas, County of Douglas, SS. Be it remembered, That on this 5th day of February 1914, before me, a Notary Public in and for said County and State, came Wm. T. Sinclair to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires Feb. 21st, 1914. (SEAL)

Recorded April 22nd A.D. at 9:56 o'clock A.M. 1914.

Lena Uroch, Notary Public.

Floyd R. Lawrence
Register of Deeds.

For Assignment see Book 54, Page 254
For Release see Book 65, Page 197