

be released at the expense of the said parties 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, if any there shall be, and any costs, incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage; that the said party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and any 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 to foreclose this mortgage.

And the said parties of the first part hereby further covenant and agree to pay all taxes, general or special, which may be assessed upon said land, premises, or property; Also to abstain from the commission of waste on said premises, and keep the buildings in good repair and insured to the amount of \$1200.00 in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or to them all policies of insurance on said buildings, and the renewals thereof; 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 ten per cent per annum, shall be collectible with, as a part of, and in the same manner as the principal sum hereby secured.

And the said parties of the first part do hereby 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 the immediate possession of said premises, by receiver or otherwise, as it may elect, and to the subsequent rents and profits of said premises, which are hereby pledged to the legal holder hereof as additional and collateral security for the payment of all monies mentioned herein, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgement 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.

August Richtermeier  
Anna Richtermeier.

State of Kansas, County of Douglas, SS.

On this 6 day of June A.D. 1914, before me, the undersigned, a Notary Public in and for said County and State, personally appeared August Richtermeier and Anna Richtermeier to me known to be the same persons named in and who executed the foregoing instrument, and acknowledged that have executed the same as a voluntary act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, on the day and year last above written,  
my commission expires Feb. 2, 1918. (SEAL)

August H. Fiehler, Notary Public.

Recorded June 15th, A.D. 1914, at 4:05 o'clock P.M.

Thos. L. Lawrence  
Register of Deeds,  
Geo. B. Wight Deputy.

For Value Received, I hereby sell and assign the Mortgage made by Elisa J. James and others to me and recorded in Book "36" of Mortgages, at page 540, in the office of the Register of Deeds of Douglas County, Kansas, and the notes therein described, to Miss Antoinette P. Granger of Canandaigua, New York.

As Witness my hand at Lawrence, Kansas, this 26<sup>th</sup> day of September A.D. 1900.

(25¢ Rev. Stamp) Wm T. Sinclair.

State of Kansas, County of Douglas, SS.

On this 9th day of October 1900, 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 assignment and duly acknowledged the execution thereof.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My commission expires on the 4 day of Nov 1901, (SEAL) James Brooks, Notary Public.

Recorded June 15th A.D. 1914, at 4:00 o'clock P.M.

Thos. L. Lawrence  
Register of Deeds,  
Geo. B. Wight Deputy.

The following is abstract of the original instrument  
 of the mortgage made by the said party of the first part  
 to the said party of the second part, and the notes therein  
 described, as recorded in Book "36" of Mortgages, at page 540,  
 in the office of the Register of Deeds of Douglas County,  
 Kansas, and the notes therein described, to Miss Antoinette  
 P. Granger of Canandaigua, New York.  
 02/19/19