

loss payable clause, and shall be deposited with the said party of the second part. And if the parties of the first part shall fail to insure said buildings for 48 hours, the party of the second part shall be at liberty to effect such insurance, and the amount expended for insurance by said party of the second part shall be deemed principal money bearing per cent. interest per annum, and be payable when the next installment of interest becomes due upon the indebtedness secured by this mortgage, and the payment thereof shall be secured by the lien of this mortgage, and will also pay the sum of _____ Dollars as attorneys fees in case of foreclosure or the commencement of foreclosure of this mortgage by reason of the non-performance of any of the conditions hereof by the said parties of the first part. And in case default shall be made in the payment of said sum of money or any part thereof, or any of said notes or renewals thereof, at the time or times specified for the payment thereof, or in case of the non-payment of the taxes as aforesaid, or the breach of any covenant or agreement herein contained then and in either case, the whole principal and interest of said notes shall at the option of the holder thereof immediately become due and payable, and it shall be lawful in such case for the said party of the second part or its assigns to grant, bargain, sell, release, and convey the said premises, with the appurtenances thereunto belonging, at public auction in the manner now or that may hereafter be provided by law; and in the name of said grantors and as their attorney for that purpose is hereby duly authorized, constituted, and appointed, to make, execute, and deliver to the purchaser or purchasers, his, her, or their heirs and assigns forever, good, ample, and sufficient Deeds of Conveyance in the law; and out of the money arising from such sale, after deducting all expenses thereof and attorney's fees as aforesaid, to retain the principal and interest of the said notes, rendering the surplus moneys, if any there be, to the parties of the first part their heirs, executors, administrators, or assigns, on demand. And it is hereby agreed that in case of the sale of the said premises under and by virtue of the power herein before conferred, any party herein named, or the assignee, may become the purchaser of said premises.

In Witness Whereof, we have hereunto set our hands and seals the day and year first aforesaid.

Elizabeth F. Hickook (SEAL)
H. W. Hickook (SEAL)

State of Kansas, Douglas County, SS.

I, W. F. March, a Notary Public within and for said County, do hereby certify that on the 22d day of July A.D. 1914, personally came before me Elizabeth F. Hickook and H. W. Hickook to me personally known to be the identical persons described in and who executed the foregoing Mortgage as Grantors, and acknowledged the same to be their free and voluntary act and deed, for the purposes therein mentioned.

Witness my signature and official seal hereunto affixed, the day and date last above written.

Commission expires July 24- 1917. (SEAL) W. F. March, Notary Public.

Recorded July 23th, A.D. 1914, at 9:15 o'clock A.M.

Dwight L. Lawrence
Register of Deeds,
Geo. C. Wajda Deputy.

ASSIGNMENT.

For Value Received, I hereby sell, transfer and assign to Phebe W. Antes, all my right, title and interest in and to a certain mortgage, and the indebtedness secured thereby, made and executed by W. H. Fager to Wm. T. Sinclair, which mortgage is recorded in Book "45" of Mortgages, Page 182, in the office of the Register of Deeds in Douglas County, Kansas, so far as the said mortgage covers the \$2000. note therein mentioned.

In Witness Whereof, I ha hereunto set my hand this 13th day of January, 1909.

Wm. T. Sinclair.

State of Kansas, County of Douglas, SS.

Be It Remembered, That on this 27th day of February, 1909, 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. 29th, 1909. (SEAL) Joseph E. Riggs, Notary Public.

Recorded August 1st, A.D. 1914, at 8:30 A.M.

Dwight L. Lawrence
Register of Deeds,
Geo. C. Wajda Deputy.

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Handwritten note:
Handwritten in left margin: "Handwritten in left margin: 1914-1-13"