

And the said party of the first part further covenants and agrees 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 \$_____ in insurance companies acceptable to the said party of the second part, its successors or assigns, and to assign and deliver to it or 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 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 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 shall be sold together and not in parcels.

In Witness Whereof, The said party of the first part has hereunto set her hand the day and year first above written.

Lillian May Lawrence
C. Lawrence.

State of Kansas, County of Douglas, ss.

On this 11th day of February A.D. 1915, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lillian May Lawrence and C. Lawrence wife and husband 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.

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 Jan'y 19. 1918. (SEAL) Geo. H. Kreeck, Notary Public.

Recorded Febr. 13th, A.D. 1915, at 3:20 o'clock P.M.

Thos. L. Lawrence
Register of Deeds,
Geo. C. Neff
Deputy.

This Indenture, made this Twenty-third day of January, A.D. 1915, between Frank Pardee and Alice Pardee, Husband and wife, of the County of Douglas and State of Kansas, party of the first part, and Bartlett Brothers Land and Loan Company, a corporation under the laws of Missouri, located at St. Joseph, Buchanan County, Missouri, party of the second part,

Witnesseth, that the said party of the first part, in consideration of the sum of (\$650.) Six Hundred Fifty Dollars, in hand paid; the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, its successors and assigns, the following described real estate in the County of Douglas and State of Kansas, to wit:

The North Half of the Southwest Quarter of Section Six (6), in Township Fourteen (14), Range Twenty (20). Containing Seventy-six (76) Acres.

To Have And to Hold the same, with appurtenances thereto 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 and assigns forever; the intention being to convey an absolute title to said premises.

And the said party of the first part hereby covenant that 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 party 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 (\$650.) Six Hundred Fifty Dollars, on the first day of February, A.D. 1920, with interest thereon at the rate of six per cent. per annum, payable on the first day of February and August 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 promissory note, bearing even date herewith, executed by the said party of the first part and payable at the office of said Company, in St. Joseph, Missouri; 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 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, any costs, charges, or attorney's fees incurred and paid by the party of the second part, its successors or assigns, in maintaining the priority of their mortgage.

And the said party of the first part do 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

(The following is enclosed on the original instrument)
 Bartlett Brothers Land and Loan Company, the mortgagee herein, names, has duly acknowledged first payment of said
 amount by the mortgagee herein, (Lillian May Lawrence and C. Lawrence) and has duly acknowledged the same to the
 Register of Deeds, in St. Joseph, Missouri, this 11th day of February, A.D. 1915, and the mortgagee
 has duly acknowledged the same to the Register of Deeds, in St. Joseph, Missouri, this 11th day of February, A.D. 1915.
 By A. H. Bartlett, Vice President
 Bartlett Brothers Land and Loan Company
 Recorded Dec. 16th 1916
 Thos. L. Lawrence
 Register of Deeds
 Geo. C. Neff
 Deputy

Recorded Feb. 13th 1915

The following is enclosed on the original instrument.