

TO HAVE AND TO HOLD the same, with the 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 or assigns fore-
ever; and the said party of the first part hereby covenants that at the delivery here-
of she is lawfully seized of said premises and has good right to convey the same; that
said premises are free and clear of all incumbrances; and that she will Warrant and
Defend the same against the lawful claims of all persons whomsoever.

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 shall be, and any costs incurred and paid ~~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 the rate of ten per cent in any suit to foreclose this mortgage.

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 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, be 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 ^{of said mortgage} as additional 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.

Mary L. Kelley.

State of Kansas, County of Douglas; ss.

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. L. Kreeck, Notary Public.

Recorded April 23rd. A.D. 1915, at 10:00 o'clock A.M.

Floyd L. Lawrence
Register of Deeds,
Geo. C. Wetzel
Deputy

Recorded Jan 30th 1912 Mortgage is hereby acknowledged and cancelled this 30th day of January A.D. 1912
Estelle M. Abbott ^{Register of Deeds} Finance from the Grand Company
 - (Copy, disp.) - See R. P. Mackenzie.