

same become due and payable; and that he will keep the buildings upon the above described real estate insured in some solvent incorporated insurance company satisfactory to the said party of the second part for at least _____ dollars, for the benefit of the party of the second part, or assigns, so long as the debt above secured shall remain unpaid, and make the policy of insurance payable to the party of the second part herein or assigns, as collateral security for the debt hereby secured.

And it is further provided and agreed by and between said parties hereto that if default shall be made in the payment of either of said notes or interest thereon, or any part thereof when due; or if the taxes on said premises are not fully paid before the same shall become delinquent; or upon failure on the part of the party of the first part to pay the taxes or assessments upon the loan secured by this mortgage or the holder thereof, and insurance premiums as heretofore mentioned, then in such case, the whole of said principal and interest thereon shall, at the option of said second party or assigns, become due and payable and this mortgage may be foreclosed at any time after such default; but the omission of the party of the second part or assigns to exercise this option at any time or times shall not preclude said party of the second part from the exercise thereof at any subsequent default or defaults of said first party in payments as aforesaid; and it shall not be necessary for said party of the second part or assigns to give written notice of its or their intention to exercise said option at any time or times, such notice being hereby expressly waived by said party of the first part.

It is further provided that said party of the second part or assigns may at its or their option pay said taxes, assessments and insurance premiums on the failure of the party of the first part to pay the same as above mentioned, and the money so paid, with interest thereon at the rate of ten per cent. per annum from date of payment shall be a part of the debt secured and collectible under this mortgage; and the said party of the second part or assigns shall, at its or their option, be entitled to be subrogated to any lien, claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage. And the party of the second part, or assigns, may pay and discharge any liens that may exist against above described real estate that may be prior and senior to the lien of this mortgage; and the money so paid shall become a part of the lien of this mortgage and bear interest at the rate of ten per cent. per annum.

In case of foreclosure, said party of the second part, or assigns, shall be entitled to have a receiver appointed by the Court, who shall enter and take possession of the premises, collect the rents and profits thereon and apply the same as the Court may direct.

Privilege is given the said party of the first part, his heirs or legal representatives, to make payments on said principal note, in sums of one hundred dollars, or any multiple thereof, at the maturity of any one of the aforesaid interest coupons, and the amount so paid shall be credited on said principal note, whereupon each of said interest coupons, not then matured, shall have a rebate credit in a sum in proportion to the amount so paid and credited on said principal note.

The foregoing conditions, covenants and agreements being performed, this mortgage shall be void and shall be released by the party of the second part at the costs and expense of the party of the first part; otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on the day and year first above written.

William G. Wright (SEAL)

State of Kansas, County of Osage, SS.

Be it remembered, that on this 15 day of February, A.D. 1916, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came William G. Wright, a widower, who is personally known to me to be the same person who executed the foregoing mortgage, and such person duly acknowledged the execution of the same.

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

Term expires Nov. 24, 1917 (SEAL) J. A. Cordts, Notary Public, Osage County, Kansas.

Recorded Feb'y., 17th., A.D. 1916, at 9:50 o'clock A.M.

Phyllis L. Lawrence
Register of Deeds,
Geo. C. Nitzel
Deputy.

FOR VALUE RECEIVED, I hereby sell, assign and convey to Elmer J. Johnson, all my right, title and interest, in and to the following mortgages, Recorded in the office of the Register of Deeds, of Douglas County, Kansas:-

Mortgage recorded in Mortgage Book 50 at page 348			
"	"	"	50 " 231
"	"	"	53 " 51
"	"	"	53 " 18
"	"	"	50 " 387
"	"	"	52 " 212
"	"	"	52 " 281
"	"	"	52 " 276
"	"	"	50 " 320
"	"	"	32 " 522

together with the notes and debts therein contained.

Witness my hand this 28 day of January 1916.

Harry C. Johnson.

Recorded

May 3

1916

Geo. C. Nitzel

Register of Deeds

Attest

Geo. C. Nitzel

Deputy

The following is confirmed on the original instrument at the office of the Register of Deeds, of Douglas County, Kansas, this 23rd day of January, A.D. 1916.

day

the Quindaro Insurance Company

Attest

Geo. C. Nitzel

Deputy

Attest

Geo. C. Nitzel

Deputy

Attest

Geo. C. Nitzel

Deputy

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