AND THE SAID party of the first part hereby covenants that 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 egainst the lawful claims of all persons whomsoever, Maker has the privilege of paying \$100. or any multiple thereof at maturity of coupon due October first, 1918, or any coupon thereafter by giving 60 days notice in writing until the principal is reduced to not less than \$500 c, which emonitimes be paid in one payment, at any interest paying date,

by giving notice as above stated. PROVIDED. HOWEVER, that if the said party of the first part shall pay or cause to bg paid, to said parties of the second part, their successors, heirs or assigns, the principal sum of Fifteen Hundred and no/100 Dollars, on the first day of October A.D. 2 principal sum of Firteen numbers and no 100 bolists, on the first day of obsole, why 1921, with interest thereon at the rate of five per cent, per annum, payable on the first day of April and October in such 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 samebecomes due and payable, according to the aue, and on said principal sum after the same promes due and payable, according to thi tenor and effect of a promissory note No. 51041, bearing even date herewith, exceuted by said party of the first part to J. L. Pettyjohn & Co. of Olathe, Johnson County, Kansas, and payable at the office of J. L. Pettyjohn & Co. of Olathe, Johnson County, Kansas; and shall petform all and singular the covenants herein contained; then this mortgage to be void, and to be released at the expense of the said prty of the first part, otherwise to remain in fully force and effect.

part, otherwise to remain in full? force and erists. 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 eny, there shall be, and any costs charges, or attorney's fees incurred and paid by the said parties of the second part, this successors, heirs or assigns, in maintaining the priority of this mortgage or in defending that it is the land hereby mortgaged, or the validity of this mortgage, when attacked by parties other than the mortgagor.

AND the said party of the first part desfurther covenant and agree until the debt horeby secured is fully satisfied, to pay all taxes and assessments levied under the nergy secures is fully statisfied, to pay all case and assessments for a filter the laws of the state of Kansas, on said premises, or on this mortgage, or on the note or debt hereby secured, before any penalty for non-nayment attaches thereto; also to ab-stain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$500.00 in insurance comparts acceptable to the said parties of the second part, their successors, heirs or assigns, and assign and deliver to them all policies of insurance on said buildings and the renewals thereof; and in case of failure to do so, the said parties of the second part, their succesor, and in case of failure to do so, the sain parties of the second part, their successors, heirs or assigns, may pay such taxes and essessments, make such repairs, or effect cauch insurance; and the accounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent per annun, shall be collectible with, as a part of, and in the same mauner 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 particular during,) of the covenants or agreements herein contained, then, or at any time thereafter during,) case of default in payment of any installment of interest or in the performance of any the continuance of such default, the said parties of the second parties, their successors, heirs or assigns, may without notice, declare the entire debt hereby secured, sors, heirs or assigns, may without notice, declare the entire debt hereby secured, immeditely due and payable, and thereupon, or in case of default in payament of said promissory note at maturity, the said parties of the second part, their successors, heirs or assigns shall be entilted to immediate possession of said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgement rendered 2 shall provide that the whole of said premises 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.

In presence of, Marie Saile W. Roy Martin. Elizabeth Davis.

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State of Kansas, Douglas County, SS. . BE IT REME4BERED, That on this 10th day of October A. D. nineteen hundred and sixteen before me, the undersigned, a Notary Public in and for said County and State, ceme Elizabeth Davis, a widow, who is personally known to me to be the identical per son described in and who executed the foregoing mortgage deed; and duly acknowledged the execution of the same to be her voluntary act and deed.

IN TESTIMONY WHEREDF, I have hereunto subscribed my name and affixed my efficial seal on the day and year last above written. My commission expires May 21, 1918. (SEAL) C.B. Hosford, Notary Public, Douglas County,

Kansas.

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Recorded Oct., 12th., A. D. 1916, at 9:10 o'olock A.M.

Floy Laurence Register of Doeds, Geo, 6. Hetel Deputy.