thereafter proportionately to the lamount said bond is reduced.

And Whereas, it is herein agreed particularly as follows: And Whereas, it is herein agreed particularly as follows: The said first party shall not suffer waste, nor permit the buildings, fences and improvements on said premises depreciate by newlest or want of care; shall keep sat premises free from all statutory lien cloims of every kind and shall pay all sums necessary to protest the title or possession thereof; shall pay before the same become delinquent, all taxes and assessments upon said premises, general or special now existing or that may hereafter be levied, or chargeable against said in-debtedness, or against this instrument by or within the state of Mansas and shall keep the buildings on such premises insured in a company, or companies, acceptable to said second party in the sum of at least dollars, and shall deliver to said shall keep said second party the policy or policies therefor, and all renewals thereof and all concurrent policies now in force, or hereafter issued thereon, and shall when requested surrender to satisfie on party any policy or policies covering any of the buildings upon said premises. In case the title to said premises is transferred making an assignment of such policies of insurance to the purchaser necessary,

the said second party is hereby subbridged to make such assignment thereof, as the agent or sttorney of the party of the first part their heirs or assigns. agent or scorney of the party of the first party to perform any of these agreements, the said In case of failure of said first party to perform any of these agreements, the said second party or its endorsees or assigns may pay off and procure releases of any such statutory lien clains, may pay any such targes or assessments, or effoct any such insurance and pay for the same, and may recover of said first party a_ll amounts so paid, and interest thereon at the rate of ten percentum per annum from the date

of such payment, and this Mortgage shall stand as security for all such sums. Should any tax be imposed on this mortgage or on the indebtedness secured hereby, by or within the State of Kansas, then at the option of the lawful holder of said in debtedness, the whole principal, with interest then accrued, and other sums secured hereby, shall at once become due and payable, and the holder may proceed to collect the same by foreclosure of this mortgage or otherwise, as such holder may eloct. Now Therefore, If the amount of said bond and coupons be paid when due, and all the covenants and agreementss of the first party contained heroin be faithfully kept and performed then these procents shall be null and void and thic Mortgage shall be released at the expense of the party making such payment. If, however, the said first party fails to pay any part of the amount of said bond or coupons within twenty days after the same becomes due, or fails to keep and perform any of the 11 covenants and agreements made by them herein, or fails to make any partial joyment Ruce upon said bond after giving notice that such payments will be made, then it is pressly understood and agreed that the whole sum of money secured hereby shall 07become due and collectible at once, at the option of the holder of said indebted-ness, ar any portion thereof, and this Mortgage may thereupon be foreclosed; and in 2

such event it is expressly agreedthat the whole amount of said bond shall bear interest from the date thereof at the rate of ten per centum per chnum, and the holder thereof may recover the whole amount of such bond with such interest thereon, loss the amount if such coupons and partial payments as shall have beenhaid, and may recover all amounts paid by said second party or any holder of said bund for taxes. assessments, insurance and to release or extinguish any statutory liens upon said premises, or to protect the title or possession thereof, with interest thereon as provided herein, and all may be included in the judgement rendered or amount found due in any suit to forcelose this Mortgage and this Mortgage is hereby made to secure all such suns.

is further stipulated and agreed by the first party that upon the institut proceedings to foreclose this Mortgege, the plaintiff therein shall be entit It is further of entitled to have a receiver appointed by the court to take possession and control of the premises described herein and to collect the rents and profits thereof, under the alreation of the count, to the paramet of any judgment rendered of from found found due upon the foreclosure of this Mortgage.

In case this Mortgage is foreclosed, the sale thereinder may be made with or without appreisment, at the option of the said second party, its successors or assigns. In Witness Whereof, the said first party have hereinto set their hands and seals the The said first party have hereunto set their hands and seals the day and year first above written. Kansas City Missouri.

A. A. Helwig Emms Helvig

State of Kansas) ss: Douglas County (J - Be It Remembered, that on the 23 day of Januay 1917 before ne, a Notary Public in and for said County and State, came A.A.Helwig and Emma Helwig, his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons anly acknowledged the execution

62.S.

Henry G. Parsons Notary Public.

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Preci

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Sec. at

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Recorded this 23rd day of January A.D. 1917, At 11:40 Oclock A.M.

Estelle Arthrup Register of Deeds