

mortgage, when attacked by parties other than the mortgagor.

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 or debt hereby secured, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$1200.00 in insurance companies 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 renewals thereof; and in case of failure to do so, the said parties of the second part, their successors, heirs, 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 part of, and in the same manner as the principal sum hereby secured.

And the said party of the first part do 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 parties of the second part, their successors, heirs or assigns, may without notice, declare the entire debt hereby secured, immediately due payable, and thereupon, or in case of default in payment of said promissory note at maturity, the said parties of the second part, their successors, heirs or assigns shall be entitled to immediate possession of said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

IN PRESENCE OF
E. T. Arnold,
W. Roy Martin

Hiram X Riley,
mark
Almeta Riley,

Witness to mark,
E. T. Arnold,
W. Roy Martin,

State of Kansas;
:SS
Douglas County,

Be It Remembered, That on this 7th day of February, A.D. nineteen hundred and Seventeen before me, the undersigned, a Notary Public, in and for said County and State, came Hiram Riley and Almeta Riley, his wife, who are personally known to me to be the identical persons described in and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be their voluntary act and deed

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My commission expires May 21, 1917.

C. B. Rosford,
Notary Public, Douglas County, Kansas.

Recorded on the 15th day of February, A. D.
1917, at 8:20 o'clock A. M.

Estelle Northrup
Register of Deeds.

The following is endorsed on the original instrument and recorded in Mortgage Book, 55, Page 338.

ASSIGNMENT

Know All Men By These Present, That the Lawrence National Bank ---County, in the state of Kansas, the within-named mortgagee in consideration of Five Hundred Dollars to it in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set over and convey unto Clarissa Standing, heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note, debts and claims thereby secured and covenants therein contained.

TO HAVE AND TO HOLD THE SAME FOREVER, Subject, nevertheless, to the conditions therein named.

In Witness Whereof, The said mortgagee has hereunto set its hand this 1st day of February 1917.

Executed in presence of

Lawrence National Bank
by I. J. Meade,
Vice President,

State of Kansas:
:SS

Douglas County:

Be it Remembered, That on this 1st day of February, A.D. 1917 before me, George W. Kuhne, a Notary Public, in and for said County and State, came I. J. Meade