

And the said parties of the first part do 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 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 ten per cent in any suit to foreclose this mortgage.

And the said parties of the first part hereby further covenant and agree to pay all taxes, general or special, which may be assessed upon said land, premises or property; Also to abstain from the commission of waste on said premises and keep the buildings in good repair and insured to the amount of \$1,200.00 in insurance companies acceptable to the said party of the second part, its successors or assigns, and to assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof; and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance, and the amounts paid therefore, with interest thereon from the date of payment, at the rate of ten per cent per annum, shall be collectible with as a part of, and in the same manner as the principal sum hereby secured.

And the said parties 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 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, by 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 hereof as additional and collateral security for the payment of all monies mentioned herein, 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.

R. R. Marckle,
Lois S. Marckle,

State of Kansas; County of Douglas: ss:

On this 1st day of August, A. D. 1917, before me, the undersigned, a Notary Public in and for said County and State, personally appeared R. R. Marckle and Lois S. Marckle husband and wife, to me known to be the same persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

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 March 30, 1921. (L.S.) Emma Christensen, Notary Public.

Recorded on August 6, A. D. 1917,
at 11:20 o'clock, A. M.

Etelle Northrup,
Register of Deeds,
Effie Walton, Deputy.

SATISFACTION OF MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS, That in consideration of full payment of the debt secured by a mortgage by John Hout and Minnie Hout, his wife, to me, Elmer E. Williams dated the 24th day of February, A. D. 1898, which is recorded in Book 32 of Mortgages page 62 of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this first day of August, A. D. 1917,

Elmer E. Williams

State of Missouri: St. Louis County: ss:

Be It Remembered, That on this 3rd day of August, A. D. 1917, before me, Herman J. Krull, a Notary Public in and for said County and State, came Elmer E. Williams, to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

In Witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.
My commission expires June 1st, 1921 (L.S.) Herman J. Krull, Notary Public.

Recorded on August 6, A. D. 1917,
at 3:25 o'clock, P.M.

Etelle Northrup,
Register of Deeds,
Effie Walton, Deputy.