second part, or the legal holders or holders of this mortgage, may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums, and the amount so paid shall be a lein on the premises aforesiad and be secured by this mortgage, and collected in the same manner as the principal debt secured, with interest thereon at the rate of (7) per cent. per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments, or insurance premiums or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mort-

understood that the legal holder or noiders neredi may immediately cause this mort-gsge to be foreclosed, and shall be entitled to immediate possession of the premises, and the rents, issues and profits thereof. Third. Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repaid and condition as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured fully paid.

Fourth. Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above-despolicies of insurance on the infinings erected and to be erected upon the above des-cribed premises, in some responsible insurance com any, to the satisfaction of the legal holder or holders of this mortgage, to the amount of.....Dollars; loss, if ar any, payable to the mortgagee or issigns, and it is further agreed, that every such policy of insurance shall be held by the party....of the second part or the legal hölder or holders of said note; as collateral or additional security for the payment holder or holders of said note; as collateral or additional security for the payment of the sume, and the person or persons so holding any such policy of insurance sball have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon, and apply the same, when received, to the payment of said note, together with the costs and expenses incurred in collecting said insurance or may elect to have buildings repaired, or new buildings erected on the aforesaid mortgaged premises. Said part...of the second part, or the legal holder or holders of said note, may deliver said policy to said part of the first part, and require the collection of the same, and payment made of the proceeds as last above mentioned. Fifth. Said part of the first part hereby agree that if the maker of said note shall fail to pay, or cause to be paid, any part of said money, either principal or interest, according to the teror and effect of said note and coupons, when the same

interest, according to the tenor and effect of said note and coupons, when the same interest, according to the tenor and effect of said note and coupons, when the sam becomes due, or to conform to or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal

Agreements, the whole sum of money hereby solution shall, to shall of the option of our option of the shall holder or holders hereof, become due and rayable at once, without notice. And the said part of the first part, for slid consideration, do hereby expressly waive an appraisement of said real estate, and all benefit of the Homestead, Exemption and Stay laws of the state of

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.

Sixth. In case of default of payment of any sum herein covenanted to be paid, for Sixth. In case of default of payment of any sum herein covenanced to be paid, fo the period of thirty days after the same becomes due, or in default of performance of any covenant herein contained, the said first part agree to pay to the said second part and assigns, interest at the rate ofper cent, per annum, computed annually on said principal note, from the date thereof to the time when the money shall be actually paid. Any payments made on account of interest shall be credited in said computation so that the total amount of interest collected shall be, and not exceed,

the legal rate of (.....)per cent. per annum. In testimony whereof, the said parties of the first part have hereunto subscribed their names, on the day and year above mentioned.

Wm. H. Lucas. Georgia Lucas, 10

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State of Kansas, Douglas County, ss. Be it remembered, that on this 24 day of July A.D. Ninteen Hundred and eighteen before me, the undersigned, a Notary Public in and for said County and State, care Wm. H. Lucas and Georgia Lucas, 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 ther voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal, on the day and year last above written.

My com. Ex. May 15, 1919.

(L.S.)

W. M. Clark, Notary Public, Douglas County, State of Kansas

Recorded August 14, 1918, At 9:20 o'clock A.M.

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Estilly Porthrub, Register of Deeds, Funne Flora. Deputy.

Contraction Description

Service and the service of the servi