

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 \$1,500.00 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.

Walter B. Pine,
Augusta A. Pine.

State of Kansas,)
County of Douglas,) ss.

On this 17th day of March A.D. 1919 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter B. Pine and Augusta A. Pine, 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.

Emma Christensen,
Notary Public.

My commission expires March 30th 1921. (L.S.)
Recorded March 18, 1919, .
At 12:03 o'clock P.M.

Estelle Noehrup,
Register of Deeds,
Ernie Flora,
Deputy.

RELEASE.

Know all Men by these Presents, that in consideration of full payment of the debt secured by a mortgage by Louisa McInturf dated the 24th day of April, A.D. 1906 which is recorded in Book 45 of Mortgages, page 109, of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this 19th day of March, A.D. 1919.

The Peoples State Bank of
Lawrence, Kansas.
By W. Bromelsick,
President.

(Cor. Seal)

State of Kansas,)
Douglas County,) ss.

Be it remembered, that on this 19 day of March A.D. 1919 before me a Notary Public in and for said County and State, came W. Bromelsick as President of the Peoples State Bank, Lawrence, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same as the act of said Corporation.

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

E. J. Hilkey,
Notary Public.

My commission expires September 15th, 1922. (L.S.)
Recorded March 19, 1919, .
At 11:25 o'clock A.M.

Estelle Noehrup,
Register of Deeds,
Ernie Flora,
Deputy.

Recorded

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By J. J. Hilkey

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