And the said party of the first part hereby covenant that they will lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever. Makers reserve the option to pay \$100. or many multiple thereof on this note at maturity of coupon due July first 1920, or any coupon thereafter by giving thirty (30) days notice.

1920, or any coupon thereafter by giving thirty (30) days notice. Provided, However, that if the said party of the first part shall pay, or cause to be paid, to the said parties of the second part, their successors, heirs or assigns, the principal sum of Fifty-two Hundred Fifty and no/100 Dollars, on the first day of January, A.D. 1925, with interest thereon at the rate of six per cent, per annum, payable on the first day of July and January in each year, together with interest at the the rate of ten per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, been hald when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note No 60702, bearing even date herewith, executed by said party of the first part to J. L. Pettyjohn & Co. of Olathe Johnson County, Kansas, and payable at the office of said J. L. Pettyjohn & Co. of Olathe, Johnson County, kansas; and shall perform all and singular the covenants here in contained; then this mortgage to be void, and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect. 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 charges, or attorney's fees incurred and paid by the said parties of the second part, costs their successors, heirs or assigns, in maintaining the priority of this mortgage or in defending the title to the land hereby mortgaged, or the validity of this 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 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 \$ .... 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 the 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 payand 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 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, immed-jately due and payable, and thereupon, or in case of default in payment of said pre-miscory 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 of assignt small be entitled to include possession of our primities, and any pro-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 J. W. Thomas,

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William W. Hazen, Louisa E. Hazen,

Recorded

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State of Kansas, Douglas County, ss.

Be it remembered, that on this 19th day of December A.D. nineteen Hundred and Nineteen before me, the undersigned, a Notary Public in and for said County and State came William W. Hazen and Louise E. Hazen, 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 list above written. My commission expires Aug. 7. 1923. Ethel Huff,

(L.S.)

Recorded Dec. 24, 1919, . At 9:35 o'clock A.M.

Notary Public Douglas County, Kansas Estell northrap Serne Floral. Deputy.