

Third. Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair 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 is fully paid.

Fourth. Said part of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above-described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of none Dollars; loss, if any, payable to the mortgagee or assigns. And it is further agreed, that every such policy of insurance shall be held by the part of the second part, or the legal holder or holders of said note, as collateral or additional security for the payment of the same, and the person or persons so holding any such policy of insurance shall 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 parties 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 tenor and effect of said note and coupons, when the same 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 holder or holders hereof, become due and payable at once, without notice.

And the said parties of the first part, for said consideration, do hereby expressly waive an appraisalment of said real estate, and all benefit of the Homestead exemption and stay laws of the State of Kansas.

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

In testimony whereof, the said part of the first part hereunto subscribed.. name, on the day and year above mentioned.

Executed and delivered in presence of

Mrs. Mabel Parmenter,
C. S. Parmenter,

State of Kansas, Douglas County, ss.

Be it remembered, that on this 6 day of November A.D. Nineteen Hundred twenty before me, the undersigned, a Notary Public in and for said County and State, came Mrs. Mabel Parmenter and C. S. Parmenter her husband 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 witness whereof, I have hereunto subscribed my name and affixed my official seal, on the day and year last above written.

My com. exp May 15/1923.

(L.S.)

W. M. Clark,
Notary Public.
Douglas County, Kansas.
Estelle Northrup,
Register of Deeds,
Lorne Flora.
Deputy.

Recorded November 13, 1920,
At 11:40 o'clock A.M.

RELEASE.

Know all men by these presents, that in consideration of Full payment of the debt secured by a mortgage by John H. Souders and Mary G. Souders his wife, The W₂ Lot 5 all of lot 6 in NE Central Sub division to Lawrence, known as N. Lawrence, dated the 1st day of August A.D. 1917, which is recorded in Book 53 of Mortgages, page 398, of the records of Douglas County, Kansas, satisfaction of such mortgage is hereby acknowledged and the same is hereby released.

Dated this 15 day of Nov. A.D. 1920.

State of Kansas,)
Douglas County,) ss.

F. M. Perkins,

Be it remembered, that on this 15 day of Nov. A.D. 1920 before me a Notary Public in and for said County and State, came F. M. Perkins, 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 Jan. 31, 1924.

(L.S.)

F. Henry Perkins,
Notary Public.

Recorded Nov. 16, 1920,
At 1:10 o'clock P.M.

Estelle Northrup,
Register of Deeds,
Lorne Flora.
Deputy.