

The Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty One (31), Township Thirteen (13), South of Range Twenty One (21), East of the Sixth Principal Meridian, containing One Hundred Sixty (60) Acres, more or less.

And the said parties of the first part expressly agree to pay the said note and the interest thereon promptly as each payment becomes due, and to pay all taxes and assessments against said premises when they become due; and agree that when any taxes or assessments shall be made upon said loan, or upon said party of the second part, or assigns, on account of said loan, either by the State of Kansas or be the county or town wherein said land is situated, the parties of the first part will pay such taxes or assessments when the same become due and payable; and that they will keep the buildings upon the above described real estate insured, in some solvent incorporated insurance company approved by the said party of the second part, for a sum satisfactory to the party of the second part, or assigns, so long as the debt above secured shall remain unpaid, and make the policy of insurance payable to the party of the second part herein, or assigns, as collateral security for the debt hereby secured.

And it is further provided and agreed by and between said parties hereto that if default shall be made in any payment of said note or interest thereon, or any part thereof when due; or if the taxes on said premises are not fully paid before the same shall become delinquent; or upon failure on the part of the parties of the first part to pay the taxes or assessments upon the loan secured by this mortgage or the holder thereof, and insurance premiums as heretofore mentioned, then in such case, the whole of said principal and interest thereon shall, at the option of said second party, or assigns, become due and payable and this mortgage may be foreclosed at any time after such default; but the omission of the party of the second part, or assigns, to exercise this option at any time or times shall not preclude said party of the second part from the exercise thereof at any subsequent default or defaults of said first parties in payments as aforesaid; and it shall be necessary for said party of the second part, or assigns, to give written notice of its or their intention to exercise said option at any time or times, such notice being hereby expressly waived by said parties of the first part.

It is further provided that said party of the second part, or assigns, may at its or their option pay said taxes, assessments and insurance premiums on the failure of the parties of the first part to pay the same as above mentioned, and the money so paid, with interest thereon at the rate of ten (10) per cent. per annum from date of payment shall be a part of the debt secured and collectible under this mortgage; and the said party of the second part, or assigns, shall, at its or their option, be entitled to be subrogated to any lien, claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage. And the party of the second part, or assigns, may pay and discharge any liens that may exist against above described real estate that may be prior and senior to the lien of this mortgage; and the money so paid shall become a part of the lien of this mortgage and bear interest at the rate of ten (10) per cent. per annum.

In case of foreclosure, said party of the second part, or assigns, shall be entitled to have a receiver appointed by the court, who shall enter and take possession of the premises, collect the rents and profits thereon and apply the same as the court may direct.

The foregoing conditions, covenants and agreements being performed, this mortgage shall be void and shall be released by the party of the second part at the costs and expense of the parties of the first part; otherwise to remain in full force and virtue.

In witness whereof, the said parties of the first part has hereunto set their hands and seals on the day and year first above written.

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

M. B. Starr, (Seal)
Rose Starr, (Seal)

Be it remembered, that on this 21st day of October A.D. 1920, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came M. B. Starr and Rose Starr, his wife who are personally known to me to be the same persons who executed the foregoing mortgage, and such persons duly acknowledged the execution of the same.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

C. E. Cory,
Notary Public, Douglas County,
Kansas.

Term expires Dec. 16, 1922.

(L.S.)

Recorded January 5th, 1921.
At 10:40 o'clock A.M.

Esther Muehrp
Register of Deeds,
Lerna Lora
Deputy.

The following is entered on the original instrument:
The amount of the principal and interest has been paid in full, and the same is hereby cancelled this 17th day of February A.D. 1922.

(Copy)
attest
J. P. Williams,
Notary Public,
Douglas County,
Kansas.

Recorded Mar 2 1921
J. P. Williams

Register of Deeds

The following is entered on the original instrument:
This mortgage is hereby acknowledged to be the true and correct copy of the original instrument as the same appears from the records of the County of Douglas, Kansas.