

Fourth. Said parties of the first part agree to pay immediately when due, and before penalty for non-payment attaches thereto, all taxes and assessments general or special, which may be assessed or levied in the State of Kansas, under any law now existing or hereinafter enacted, upon the said land, premises or property, or upon the interest of the holder of this mortgage therein, whether such holder be a resident or a non-resident of the State of Kansas. Upon the violation of the foregoing undertaking in any particular, or upon the passage by the State of Kansas of any law imposing payment of the whole or any portion of the aforesaid taxes upon the party of second part herein or any subsequent holder of this mortgage, whether a resident or a non-resident of the State of Kansas, or upon the rendering by any court of competent jurisdiction of a decision that an undertaking to pay such taxes or any of them, or any similar undertaking in whole or in part is legally inoperative or void, then and in any such event, the debt hereby secured without deduction, shall, at the option of the party of the second part, and without notice, become immediately matured, due and collectible notwithstanding anything contained in this mortgage or any law hereinafter enacted. The parties of the first part further agree to furnish to the holder of this mortgage, on or before July 15th of each year, a certificate of the proper authority, showing full payment of all such taxes and assessments for the preceding year.

Fifth. That the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or encumbrance on the said premises, pay any costs, charges or attorney fees necessary to maintain the priority of this mortgage, pay any of the above mentioned taxes or assessments make all needed repairs and effect the required insurance; and any sums so paid shall become a lien upon the said real estate and be collected as a part of the principal debt hereby secured with interest at ten per cent per annum.

Sixth. That the parties hereto further agree that all the covenants and agreements of the parties of the first part herein contained shall extend to and bind themselves, their heirs, executors, administrators, successors and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns.

Seventh. That if such payments as are herein specified be made, this conveyance shall be void; but in case of default in payment of any installment, either of interest or of principal 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 may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon or in case of default in payment of said principal debt upon maturity, the said party of the second part shall be entitled to the immediate possession of said premises and to receive the rents and profits therefrom as additional and collateral security for the indebtedness hereunder, and may proceed to foreclose this mortgage; and from the date of such default all items of indebtedness hereunder shall draw interest at the rate of ten per cent per annum; and in case of foreclosure the judgment rendered shall provide that the real estate shall be sold in the entirety and not in parcels, and any then existing law reducing the present redemption period may govern, at the option of the holder of this mortgage; and said first parties hereby expressly waive an appraisal of said real estate, and all benefits of the homestead exemption and stay laws of the State of Kansas, now existing or hereafter enacted.

In testimony whereof, the said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above mentioned

Executed and delivered in presence of

Witness to

E. H. Morby,
H. T. Quinbeck,

Rachel E. Hall

Adell M. King, (Seal)

M. L. King, (Seal)

Ethel E. Hall, (Seal)

State of Kansas, Douglas County, ss.

Be it remembered, that on this 18th day of February A.D. 1921, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Rachel E. Hall, a single woman, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same to be her voluntary act and deed.

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

Commission expires September 15th 1922.

E. J. Hilkey,
(L.S.) Notary Public.

State of North Dakota, Nelson County, ss.

Be it remembered, that on this 21st day of February A.D. 1921, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Adell M. King and M. L. King, her husband to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same to be their voluntary act and deed.

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

E. H. Morby
By commission expires April, 1921, (L.S.) Notary Public, Nelson County, N.D.

*This following is entered on the original instrument.
The amount secured by this mortgage has been paid in full, and
the same is hereby canceled, this 21st day of Dec. 1922
The First Savings Bank, Capital \$100,000
By W. E. McGowan, Atty.
(Corp. Seal)*

*Dec. 29th 1922
Ephie J. Northrup, Deed.*