And the said party of the first part does 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 note or debt hereby J. hereby secured. before any penalty for non-payment attaches thereto; also to abstain from d ... hereby secured, before any penalty for non-payment attaches thereto; also to abstain irom the commission of waste on said premises, and keep the buildings thereon in good repair and insured in some responsible fire insurance company, to the satisfaction of the holder here-tof, in the sum of not less than \$1000.00 against loss by fire, and not less than \$500.00 tagainst loss by wind-storm or tornado, the policy or policies to be delivered to said party of the second part and written for the benefit of said party of the second part, or its assigns, as additional security to this loan; 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, i make such repairs, or effect such insurance: and the amounts baid therefor, with interest l instrument. -09 party of the second part, its successors or assigns, may pay such taxes and assessmence, make such repairs, or effect such insurance; and the amounts paid therefor, with interest whithereon from the date of payment at the rate of eight per cent per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured. And the said party of the first part does further covenant and agree that in case of the interest of interest or in the performance on any of the de la iginal in-fu paid 15-6 having been painted And the said party of the first part does nurther covenant and aparts that the performance on any of the Refault in payment of any installment of interest or in the performance on any of the Addrault in payment of any installment of interest of in the performance of any installment of any installment of interest of in the performance of agreements herein contained, then, or at any time thereafter during the con-trinuance 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 i 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 immediate poss-:Here cssion of said premises, and may proceed to foreclose this mortgage; and in case of forethis closure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels. In witness whereof, the said party of the first part has hereunto get her hand the day and year first above written. Lizzie Hindman. percent. Witnesses B. E. Orr. 1 State of Kansas, County of Franklin,) ss. On this 6th day of June 1921 , before me, H. A. Reed a Notary Public, personally appeared Lizzie Hindman, a widow, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed. 00 Witness my hand and official seal the day and year last above written. My commission expires Jan 17, 1922. H. A. Reed. (L.S.) Notary Public. Recorded June, 10, 1921, At 10:30 o'clock A.M. 7 Deeder -1928 Register of Deeds, Mortgage. Deputy. Weelen Keguter of This indenture, made this 25th day of May in the year of our Lord one thousand nine hun-22 dred and twenty one, between Dyer Petroleum Company of Baldwin, in the County of Douglass Annel : and State of Kansas, of the first part, and Joseph H. Dyer, party of the second part. Witnesseth, that the said party of the first part, in consideration of the sum of \$2979.77 Twenty nine hundred and seventy nine dollars and 77 cents Dollars, to me duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents do grant, bargain, ie sell and mortgage to the said party of the second part his heirs and assigns, forever, all Se that tract or parcel of land situated in the County of Douglass and State of Kansas, desd cribed as follows, to-wit: Recorded An oil and gas lease on the N2, of the SE' Sec. 11 Twp. 15, Range 20, now owned by the Dyer Petroleum Company. Also including thereon three developed wells with casing tubing, rods, power house, tankage, including all tools and other paraphernelia in connection with the operation thereof. The intention being to convey the lease hold interest for oil and gas. with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said party of the first part does hereby covenant and agree that at the delivery hereof 1st party is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances First party hereby agreed to keep both fire and tornado policies of insurance on the buildings on said premises, in company or companies approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than \$....Dollars each, and shall deliver the policies to said second party, and should said first party neglect so Cape. See need to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent. per annum, and this mortgage shall stand as security therefor. This grant is intended as a Mortgage to secure the payment of the sum of \$2979.77 Twenty nine hundred and seventy nine dollars and 77 cents Dollars, according to the terms of a certain mortgage note or bond, this day exceuted by the said party of the first part, and payable on the the 24th day of July 1921, to The order of said second party And this conveyance shall be void if such payment be made as is herein specified. But inf default be made in such payment, or any part thereof, or interest thereon, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and arright 3or

Chi Grandilla

San State State

derit marine while

same

ane

đ

to sold r may per

nake

said

this

าทนm

to

10,

y.

c.

1

ie

m as y,

n of

said

81

or

and

law-

clear

avful

ay, igns,

arty ate

and

note

said d

ter-

and

in to

er

nd

age.

came

e the

otar-

sessed

137