

Provided, however, that if the said party of the first part shall pay, or cause to be paid, to the said party of the second part, its successors or assigns, the principal sum of (\$1500.) Fifteen Hundred Dollars, on the first day of March A.D. 1927, with interest thereon at the rate of seven per cent. per annum, payable on the first day of March and September in each year, together with interest at 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, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said party of the first part and payable at the office of said Company, in St. Joseph, Missouri; and shall perform all and singular the covenants herein 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 party 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 party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

And the said party of the first part do further covenant and agree until the debt hereby secured is fully satisfied, to pay all legal taxes and assessments levied under the laws of the State of Kansas, on said premises, or on the lien created by this instrument, 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 \$500. in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof; 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, make such repairs, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten 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 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 party of the second part, its successors or assigns, may, without notice, declare the entire debt hereby secured immediately due and payable, and 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 possession of said premises, and may proceed 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 party of the first part have hereunto set their hands the day and year first above written.

Witness

Genevieve Blair.

John A. Lewis,  
Maude Lewis,

State of Kansas, )  
County of Franklin, ss.

On this 4th day of March, A.D. 1922, before me, a Notary Public, in and for said County, personally appeared John A. Lewis and Maude Lewis husband and wife to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal, the day and year last above written.  
My commission expires August 21, 1925.

(LS.)

Allen Mansfield Jr.,  
Notary Public.

Recorded March 7, 1922,  
At 3:10 o'clock P.M.

*Estlin Northrup*  
Register of Deeds,

*Jerome Buckner*  
Deputy.

#### ASSIGNMENT.

The following is endorsed on the original instrument recorded in book 56 page 196  
Know all men by these presents, that J. R. Good Pres & S. S. Learned Sec. of Trustees of Lawrence Lodge #4 I O O F Douglas County, in the State of Kansas, the within-named mortgagee in consideration of Sixty Seven Hundred Dollars to us in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set over and convey unto The Farmers State & Savings Bank, heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note, debts and claims thereby secured and covenants therein contained To have and to hold the same forever, subject, nevertheless, to the conditions therein named.

In witness whereof, the same mortgagee has hereunto set their hand this 2nd day of March 1920.

Executed in Presence of

J. R. Good, Pres.  
S. S. Learned, Secretary.