

The mortgagors agree to keep all buildings and improvements upon said land in as good conditions as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than Forty-nine Hundred Dollars, payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation. And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance -- fire, tornado, or both -- should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent. per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto.

Said mortgagors hereby assign to Kansas City Joint Stock Land Bank all rents and incomes derived at any and all times from the property mortgaged to secure said note, and hereby authorize the said bank, at its option, to take charge of said property, collect and receipt for all rents and income, and apply the same on all payments, insurance premiums, taxes, assessments, repairs or improvements necessary to keep the property in tenable condition, or other charges provided for in said note, provided said amortization payments are in arrears. This assignment of rents and income to continue in force until the amount of this mortgage is fully paid.

Non-compliance with any of the agreements made herein by mortgagors shall cause the whole debt secured hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required. The exercise of the rights and authority herein granted to the holder of the mortgage indebtedness to pay taxes, take out insurance, collect rents or perform any other acts in case of default of mortgagors, shall be optional with the holder of said mortgage indebtedness, and not obligatory upon him.

Witness our hand this First day of June 1922.

Executed and delivered in presence of
F.W. Hosford

Jerry Lyons
Ora Lyons

State of Kansas) ss.
Douglas County)

On this 27th day of June 1922, before the undersigned Notary Public, in and for said County and State, personally came Ora Lyons, wife of Jerry Lyons, to me known to be the same persons described in, and who executed the foregoing instrument, and acknowledged the execution of the same.

Witness my hand and notarial seal.
(LS)

Geo. W. Kuhne
Notary Public.

(My Commission expires Jan. 25, 1926.)

State of Missouri) ss.
Jackson County)

On this 26th day of June 1922, before the undersigned Notary Public, in and for said County and State, personally came Jerry Lyons, husband of Ora Lyons, to me known to be the same persons described in, and who executed the foregoing instrument, and acknowledged the execution of the same.

Witness my hand and Notarial seal.
(LS)

Yula Harris
Notary Public.

(My commission expires March 10th, 1926.)

Recorded June 27 1922.
At 4:45 o'clock p.m.

Estelle Northrup Duffee
Register of Deeds.

Assignment.

The following is endorsed on the original instrument, recorded in book 62 page 399. For value received, The Central Trust Co. hereby assigns the within Mortgage and the debt secured thereby to the Granite Savings Bank & Trust Co. Barre, Vermont. June 27, 1922.
(Corp Seal)
The Central Trust Co.,
State of Kansas, Shawnee County, SS.
By Chester Woodward,
Vice-Pres. & Sec'y.

Be it remembered, That on this day of Jun 27 1922, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Chester Woodward, Vice. Pres. & Sec'y. of The Central Trust Co., a corporation, to me personally known to be such officer and the same person who executed the foregoing assignment of mortgage on behalf of said corporation and he duly acknowledged the execution of the same as his free act and deed as such officer and the free act and deed of said corporation.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

E.E. Lindblade

(commission Expires January 21st 1926)
(L.S.)

Notary Public

Recorded June 30, 1922
at 8:45 o'clock a.m.

Estelle Northrup Duffee
Register of Deeds