

laws of the State of Kansas, on said premises, or on this mortgage, or on the debt hereby secured, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and to keep the buildings thereon in good repair and insured to the amount of \$--- 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 it is agreed by said first party that the party of the second part, its successors or assigns, may make any payment necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged said property, and may insure said property if default be made in the covenant to insure; and sums so paid shall become a lien upon the above described real estate, and be secured by this mortgage, and may be recovered, with interest at ten per cent, in any suit for the foreclosure of this Mortgage. In case of such foreclosure, said real estate shall be sold without appraisal.

And the said party of the first part does 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 the 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 has hereunto set his hand the day and year first above written.

August J. Koehler

State of Kansas)
County of Shawnee) ss.

On this 19th day of December A. D. 1922, before me a Notary Public, in and for said County, personally appeared August J. Koehler, unmarried to be known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

(L.S.) WITNESS my hand and official seal, the day and year last above written.
My commission expires January 24th, 1923.

Augusta Hards
Notary Public

Recorded Jan. 22, 1923
At 9:45 O'clock, A.M.

Isa E. Wellman
Register of Deeds

ASSIGNMENT

(The Following is endorsed on the Original Instrument, Book 62,609.)

FOR VALUE RECEIVED, The Kansas Reserve Investment Company hereby assigns the within Mortgage and the debt secured thereby to Nat'l Reserve Life Insurance Co. January 17, 1923.

(Corp. Seal)

THE KANSAS RESERVE INVESTMENT COMPANY,
By W. W. Eden (sec)

STATE OF KANSAS, SHAWNEE COUNTY, ss.

BE IT REMEMBERED, That on this 17th day of January, 1923, before me, the undersigned, a Notary Public in and for the County and aforesaid, came W.W. Eden, Secretary of the Kansas Reserve Investment Company, 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.

(L. S.)

P. B. Morrison
Notary Public.

Commission expires November 9, 1924.

Recorded Jan. 25, 1923
At 11:00 A. M.

Isa E. Wellman
Register of Deeds

1922

Jan 3

Isa E. Wellman

Isa E. Wellman

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