

stood and agreed that the moneys for which the above note is given are a part of the purchase price of the above described real estate.

And the said party of the first part hereby covenants and agrees to pay the installments on the note above mentioned as above specified; to pay all taxes, general or special, which may be assessed upon said real estate or the improvements thereon; to abstain from the commission of waste on said premises, and to keep the buildings thereon in good repair and insured in good and responsible insurance companies to the amount of at least Ten Thousand (\$10,000.00) Dollars, with due endorsements on the insurance policies showing loss, if any, payable to the mortgagee and to any second mortgagee, or their assigns, as their interest may appear, the said insurance policies to be left in the care and custody of said M. Anderson, mortgagee, or her assigns; and in case of failure so to do, party of the second part, or her executors, administrators or assigns may pay such taxes, make repairs, or effect insurance, and the amounts therefor, with interest thereon from date of payment at the rate of ten per cent per annum, shall be collectible with, as a 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 default in any of the aforesaid covenants and agreements, then, or at any time during the continuance of such default, the said party of the second part, her executors, administrators 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 any part of said note at its maturity, the said party of the second part, her executors, administrators or assigns, shall be entitled to possession of said premises and to the subsequent rents and profits therefrom.

IN WITNESS WHEREOF, The party of the first part has caused this instrument to be executed by its President duly authorized so to do, attested by its Secretary, and its corporate seal to be hereto affixed, this the day and year first above written.

Geo J. Hood, Jr.

President of The Alemannia Fraternity,
A corporation.

(Seal)
(SEAL)

Attest:

H. E. Schmidt
Secretary of the Alemannia Fraternity,
A corporation.

STATE OF KANSAS, DOUGLAS COUNTY, SS

BE IT REMEMBERED, That on this 1st day of June A. D. 1923, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Geo. J. Hood to me known to be the President of The Alemannia Fraternity, a corporation, and H. G. Schmidt to me known to be the Secretary thereof, and the same persons who executed the above and foregoing instrument, on behalf of said corporation, and who duly acknowledged the execution thereof to be their free act and deed and the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto signed my name and affixed my notarial seal on the day and year last above written.

L. S

Walter G. Thiele
Notary Public.

Recorded June 2, 1923

My commission expires April 23rd 1925.

At 10:05 o'clock A. M.

Joe E. Wellman
Register of Deeds.
Joe Wellman
Deputy.