

holder of this mortgage and the note secured hereby may pay said taxes assessments or charges and said mortgagors agree to repay upon demand the full amount of said advances with interest at the rate of ten per cent per annum from date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep the buildings and improvements upon said land in as good condition 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 Two Thousand 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 and other acts in case of default of mortgagors, shall be optional with the holder of said mortgage indebtedness, and not obligatory upon him.

Witness my hand this first day of September 1923.

Executed and delivered in presence of--

A. F. McClanahan

C. B. Winter

STATE OF KANSAS }  
DOUGLAS COUNTY } SS.

On this 29th day of Sept 1923, before me the undersigned Notary Public, in and for said County and State, personally came C. B. Winter, a single man to me known to be the same person described in, and who executed the foregoing instrument, and acknowledged the execution of the same.

Witness my hand and notarial seal.

L.S.

A. F. McClanahan  
Notary Public

My Commission expires Apr 20 1925.

RECORDED Sept. 29, 1923  
AT 2:30 O'clock P.M.

*Isabel E. Williams*  
Register of Deeds.  
By *Joe Williams*  
Deputy.

The following is endorsed on original instrument Book 59 Page 378.

#### ASSIGNMENT.

For and in consideration of Twelve Hundred and Fifty Dollars to her in hand paid, the receipt of which is hereby acknowledged, the mortgagee within named, do hereby assign and transfer to Friends University or assigns the note by the foregoing mortgage secured, and do hereby assign and transfer to the said Friends University all my right, title and interest to the lands and tenements in said mortgage mentioned and described.

In Witness Whereof, I have hereunto set my hand and seal at Lawrence, in the County of Douglas and State of Kansas this 7 day of Sept. A.D. 1921.

Signed, sealed and delivered in presence of--

Isabell Keith (Seal)

STATE OF KANSAS }  
COUNTY OF DOUGLAS } SS.

Be It Remembered, That on this 7th day of Sept. A.D. 1921, before me, the undersigned a Notary Public in and for said County and State, came Isabelle Keith who personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

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

C. B. Horsford  
Notary Public

L.S.

My Commission expires  
June 24, 1922.

RECORDED OCT 2nd 1923  
AT 3:25 O'clock P.M.

*Isabel E. Williams*  
Register of Deeds.  
By *Joe Williams*  
Deputy.

#### ASSIGNMENT.

For Value received, I hereby sell and assign the Mortgage made by John E. Olson and assigned to Eda Augusta Olson and recorded in Book 56 of Mortgages, at Page 436, in the office of the Register of Deeds, of Douglas County, Kansas, and the notes therein described, to President of the Board of Trustees of Kansas Yearly Meeting of Friends.

As Witness my hand at Lawrence, Kansas, this 29 day of April A. D. 1920

Eda Augusta Olson.

STATE OF KANSAS }  
COUNTY OF DOUGLAS } SS. On this 29 day of April 1920, before me, A Notary Public,