

The parties of the first part hereby covenant that they have good right to sell and convey said premises and that they are free from encumbrance; and hereby warrant the title against all persons whomsoever, and wrive all right of dower and homestead therein.

waive all right of cover and nomesteas therein. Conditioned, However, That if the parties of the first part shall pay or cause to be paid as the same falls due, the principal sum of THREE HOUSAND FIVE HUNDRED AND NO/100 DOLLARS ON THE lst day of November 1928, with interest thereon payable annually, according to the tenor and effect of one certain promissory note with "INVERSE notes attached all of even date herwith and signed by the parties of the first and many hermited annually interest therein the sum of the tenor and effect of the tenor and effect of the tenor and effect of the tenor and end of the tenor and end of the tenor and effect of the tenor and effect of the tenor and end of the tenor and end of the tenor and tenor and the tenor and the tenor and tenore attached all of even date herwith and signed by the parties certain promissory hole with interest notes attached all of even and ensured as an approximation of the first part and payable to. THE CONNECTION MUTUAL LIFS INSURANCE COMPANY, at its office in Hartford, Connecticut, and shall say promptly pay before the same shall become delinquent all taxes and spectral assessments of any kind that may be laid within the State of Kamas upon the premises or any part thereof or upon the interest of the mortgagee its successors or assigns in the premises or upon the notes Thereof or upon the interest of the mortgage its successors of assigns in the premises or upon the notice ordebt secured by this mortgage, and shall keep the billdings upon the premises in source in socie reliable insurance company, to be approved by the party of the second part, to the amount of not less than-----THREE THOUSAND AND NO/100 DOLLARS-------, the loss or damage to be made payable to the party of the second part as its interest may appear, and shall keep the buildings and other improvements on the prem-ises in as good repair and condition as at this time, ordinary war and tear only excepted, then these presents to be void, otherwise to be and remain in full force. Hanna

It is expressly understood and agreed that if the insurance above provided for is promptly effected and continued, or if the taxes or special assessments assessed against the property shall become delinquent, the party of the second part(whether electing to declare the whole mortgage du and collectible or not) may effect the insurance above provided for, and may and is hereby authorized to pay the taxes and special assessments. and all such payments with ten per cent interest thereon from the time of payment shall be a lien against the praciess and all secured under this mortgage. And it is agreed that if default shall be made in the payment of the notes, or an

part of the interest thereon, promptly as they mature, or if there shall be a failure to comply with any part of the interest, increase, promptly as they mature, or it there shall be a failure to thank with any or every condition of this mortgage, then all the notes, and the whole of the indebtdeness secured by thi mortgage, including all payments for taxes, assessments or insurance premiums, shall become due and collectible at once, by foreclosure or otherwise, and without notice of broken conditions, and the party of the second part shall at once become entitled to the possession of the premises by a receiver or otherwise for the purpose of collecting the rents, profits and income, and shall account to the party of the first part only for the net profits thereof, and the taking possession thereof shall in no manner retard or p vent the collection of said sums by foreclosure or otherwise. And it is hereby agreed that after any default in the payment of either principal or interest the whole indebtedhess secured by this mortgage shall bear interest at the rate of ten per cent per annum. In Witness Whereof, the parties of the first part have hereunto set their hands

the day and year first above written.

W. A. Kinzie Christens Kinzie. (it

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Witness; STATE OF KANSAS, COUNTY OF FRANKLINGSS.

On This Third day of November A.D. NINETEEN HUNDRED and THENTY-