

costs and expenses of collection, and all costs and expenses, including attorney's fees, if any there shall be paid by the said party of the second part, his heirs or assigns, in maintaining the priority of this mortgage.

And the said party of the first part does further covenant and agree until the debt hereby secured is fully satisfied, to pay all taxes and assessments levied under the laws of the State of Kansas on said premises, or on this mortgage, or on the notes or 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 \$20,000.00 against loss by fire and \$15,000.00 against loss by wind storms, in insurance companies selected by the said party of the second part his heirs or assigns, and to assign and deliver to John McDonnell 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 his heirs 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 against said property, and may insure said property, if default be made in the covenant to insure; and put policies in the hands of said second party; and sums so paid and all other sums paid by second party, his heirs or assigns, under the covenants or agreements in this mortgage, shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered with interest at ten percentum per annum in any suit for foreclosure of this mortgage. In case of 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 his heirs or assigns, may without notice declare the entire debt hereby secured immediately due and payable and thereupon, or in any case of default in payment of any promissory notes at maturity, the said party of the second part, his heirs 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 premises be sold together and not in parcels.

And in case of default of payment of any sum herein covenanted to be paid for thirty days after the same becomes due, or in default or performance of any covenant herein contained, said first party agrees to pay second party his heirs or assigns, interest at the rate of ten percentum per annum on said principal notes from the date of such default to the time when the money shall actually be paid.

In Witness Whereof, the said party of the first part has hereunto set her hand the day and year first above written.

F. McDonnell.

State of Kansas } ss.
County of Wyandott. }

On this 24th day of July A.D. 1924 before me a Notary Public in and for said county, personally appeared F. McDonnell (whose real name is Francis McDonnell) a single and unmarried woman to me known to be the person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Witness my hand and official seal, the day and year last above written.

L.S.
My Commission expires March 29th 1927.

H.W. Cox.
Notary Public.

From Merchants Loan & Savings Bank. ASSIGNMENT OF MORTGAGE.

To Paul Landis.

State of Kansas, Douglas County, ss.
This instrument was filed for record on the 25th day of July, A.D. 1924. At 3:45 P.M.

John E. Whipple
Register of Deeds.

BY-----Deputy

For Value received, We hereby sell, transfer and assign to Paul Landis all our right title and interest in and to a certain mortgage and the indebtedness secured thereby, made and executed by William R. Adams to Merchants Loan & Savings Bank, which mortgage is recorded in book 61 of Mortgages, Page 339 in the office of the Register of Deeds in Douglas County, Kansas.

In Witness Whereof, We have hereunto set our hand this 25th day of July 1924.

(Corp. Seal)

Merchants Loan & Savings Bank.

BY---F.C. Whipple---cashier.

State of Kansas } ss.
County of Douglas }

Be It Remembered, That on this 25th day of July 1924 before me, a Notary Public in and for said county and State, came F.C. Whipple, cashier of the Merchants Loan & Savings Bank, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

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

L.S.
My Commission expires Sept. 10th 1927.

Jane Sheets.
Notary Public.

From Nelson Paronto et al. SECOND MORTGAGE.

Mrs. J. Gordon Gibb.

State of Kansas, Douglas County, ss;
This instrument was filed for record on the 25th day of July, A.D. 1924 at 2:05 P.M.

John E. Whipple Register of Deeds

By-----Deputy.

This endenture, Made this 24th day of July, 1924 between Nelson Paronto and Maud Paronto, his wife, of Douglas County, in the State of Kansas of the first part, and Mrs. J. Gordon

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