

premises hereby conveyed, and any sums so paid shall become a lien upon the above described premises and be secured by this mortgage, and may be recovered with interest at ten per cent per annum in any suit to foreclose this mortgage.

And the said party of the first part do further covenant and agree, until the debt hereby secured is fully satisfied, to pay all legal taxes, assessments, water rents, municipal or governmental rates, charges or impositions which may be levied or have been levied, on said premises, or on the lien created by this instrument, before any penalty for non-payment attaches thereto; also to abstain from the creation of waste on said premises, and to keep the buildings thereon in good repair and insured for their reasonable value, in insurance companies acceptable to the said party of the second part, its successors or assigns, with loss payable to the party of the second part, its successors or assigns, as and the renewals thereof, and in case of failure to do so, the said party of the second part, its successors or assigns may pay such taxes, assessments, water rents, municipal or governmental rates, charges, or impositions, make such repair, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent per annum, shall be collectible with, as part of, and in the manner as, the principal sum hereby secured. Provided, however, in case the sum of interest reserved hereunder during any year during which this mortgage shall be in force, and the taxes levied and assessed upon the debt secured by this mortgage, then and in that event, the party of the first part shall pay only such portion of the taxes upon the debt hereby secured, as when added to the interest reserved herein, shall equal ten per cent per annum upon the indebtedness then secured by this mortgage.

And the said party of the first part do 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 any note hereby secured 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. If proceedings shall be commenced for the foreclosure of this mortgage, a receiver shall be appointed at once by the court to take possession of the premises above described, to collect the rents and profits of said premises during the pendency of such foreclosure and until the time to redeem the same the necessary repairs and keep said premises in proper condition and repair pending such sale and the expiration of the time to redeem therefrom, to pay all taxes, assessments, water rents, municipal or governmental rates, charges or impositions accruing between the commencement of the foreclosure and the expiration of the period for redemption and all such taxes, assessments, water rents, municipal or governmental rates, charges or impositions unpaid and remaining unredeemed at or prior to the foreclosure sale, and to pay insurance premiums necessary to keep said premises insured in accordance with the provisions of this mortgage, and after paying the expenses of said receivership, said taxes, assessments, water rents, municipal or governmental rates, charges, or impositions and said insurance premiums, the said rents and profits shall be applied toward the payment of the amount then due on this mortgage and the debt hereby secured.

In Witness Whereof, the said party of the first part have hereunto set their hands the day and year first above writen.

Bert P. Woodward
Marguerite V. Woodward.

State of Kansas)
County of Shawnee) ss;

On this 27th day of June A.D., 1927, before me, a Notary Public, in and for said County, personally appeared Bert P. Woodward and Marguerite V. Woodward, his wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

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

My Commission expires May 24, 1928.-----

L.S.

E.C. Seger.
Notary Public.

His Return
was written
and filed
in the
Mortgage
Book
this 30th day
of July 1927
at 3:50 P.M.
Hansel
Reg. of Deeds.

From D. P. Miller to Kansas Yearly Meeting of Friends
ASSIGNMENT.
State of Kansas, Douglas County, ss;
This instrument filed July 5th, 1927
at 3:50 P.M.
Isa C. Weelma
Register of Deeds

Know all men by these presents, That D.P. Miller, Douglas County, in the State of Kansas, the within named mortgagee, in consideration of Two Hundred and --Dollars, to in hand paid, the receipt whereof is hereby acknowledged, do hereby sell, assign, transfer, set over and convey unto Kansas Yearly Meeting of Friends heirs and assigns, the within mortgage deed, the real estate conveyed and the promissory note debts and claims thereby secured and therein contained:

To have and to hold the same forever, subject nevertheless, to the conditions therein contained. In Witness Whereof, The said mortgagee has hereunto set my hand this seventh day of Oct, 1904.

Executed in Presence of --

D.P. Miller

State of Kansas) ss
County of Douglas)

Be it remembered that on this 7 day of October A.D. 1904 before me, a notary public in and for said county and state came D.P. Miller 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 subscribed my name and affixed my official seal on the day and year last above written.

My Commission expires April 11, 1907
L.S.

John M. Nowlin
Notary Public.

State of Kansas
Douglas County) ss

This assignment was filed for record on the 5 day of July A.D. 1927 at 3:50 o'clock P.M. and duly recorded in book on page

The amount of this mortgage has been paid in full, and the same is hereby canceled, this 2nd day of June, 1942. The Mutual Benefit Life Insurance Company
By Milo W. Allen, Jr.
Vice President
(Exp. 5-0)