

expressly agree that if suit be instituted on said note for the foreclosure of this mortgage a sum equal to ten per cent. upon the amount due on said note shall be added to the same and included, in any judgment rendered thereon as Attorneys fees for collection and services. But if said suit after being instituted, shall be settled before judgment is rendered then half said amount shall be paid as said Attorneys fees. All appraisement and stay laws are hereby expressly waived.

And the said parties of the first part for themselves and their heirs executors and administrators covenant to and with the said party of the second part that the said parties of the first part are lawfully seized, in fee of the premises hereby conveyed and they have good right to sell and convey the same as aforesaid; that at the said premises are free and clear from all encumbrances; that they will and their heirs executors and administrators shall forever warrant and defend the title of the said premises against the lawful claims and demands of all persons whatsoever.

In Testimony Whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Attest

George Kirchhoff,

Theodore Pehler
Sophie Pehler

State of Kansas }
Douglas County }

Be it Remembered That on this sixth day of March in the year of our Lord one thousand eight hundred and eighty five Theodore Pehler and Sophie Pehler his wife who are personally known to the undersigned Henry S. Tremper a Notary Public in and for the County and State aforesaid to be the identical persons who executed and whose name are subscribed to the foregoing deed as having executed the same same before me and acknowledged the same to be their voluntary act and deed for the purposes therein expressed and expressly waived and released all right claim benefit privilege and exemption under any and all homestead exemption, appraisement and stay laws so called and that they did not wish to retract the same. In Testimony Whereof I have hereunto set