

so elect without notice. Said parties of the first part agree to keep the buildings upon said premises insured until all said notes are paid, in a reliable insurance company for the benefit of the mortgagee in the sum of at least \$1,000 and upon failure of said parties of the first part to keep said buildings insured the holder hereof may insure the same and shall be entitled to recover from the party of the first part the amount paid for such insurance with 12 per cent. interest, and the same shall be a lien upon said premises secured by this mortgage. Upon default of the above covenants and conditions or any or either of them the party of the second part his heirs or assigns shall be entitled to the immediate possession of said premises and to the rents issues and profits of the same.

In case of foreclosure of this mortgage said real estate shall be sold with or without appraisement as the holder hereof may elect.

The parties of the first part agree to pay all expenses of recording this mortgage and assignment and release of same.

In Witness Whereof, The said parties of the first part have hereunto set their hands the day and year first above written.

John T. Ball
Margaret J. Ball

State of Kansas, Douglas County, ss.

Be it Remembered That on this 13 day of June A. D. 1885 before me the undersigned a Notary Public in and for the County and State aforesaid came John T. Ball and Margaret J. Ball husband and wife who are personally known to me to be the same persons who executed the foregoing instrument and they 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.

②②

Com. expires Apr. 15th 1889.

J. B. Vickum
Notary Public

Recorded June 18th 1885 at 10³⁰ O'clock A.M.

Alf. Hamoll
Register