

## MORTGAGE RECORD 75

or assigns, to the amount of not less than Six thousand dollars and against tornadoes to the amount of not less than Three thousand dollars (provided however, that if the policies of such insurance contain any condition or provision as to co-insurance the buildings shall be kept insured for a sufficient amount also to comply with such co-insurance condition) with loss, if any, payable to said party of the second part its successors or assigns, as its or their interest may appear, and forthwith upon insurance thereof deposits such policies with the said party of the second part, its successors or assigns; and shall keep the buildings and other improvements on said premises in as good condition and repair as at this time, ordinary wear and tear only excepted; and shall keep said premises free from all statutory liens; and upon demand by said party of the second part, its successors or assigns, shall pay all prior liens, if any, which may be found to exist on said property, and all expenses and attorney's fees incurred by said party of the second part, its successors or assigns, by reason of litigation with third parties to protect the lien of this mortgage; all of which said parties of the first part hereby agree to do; then these presents to be void otherwise to remain in full force.

It is agreed that if the insurance above provided for is not promptly effected and the policies therefor duly deposited or if the liens, taxes, special assessments, expenses or attorneys fees above specified shall not be paid as hereinbefore provided, the said party of the second part, its successors or assigns (whether electing to decalre the whole indebtedness hereby secured due and collectible or not) may effect the insurance above provided for and pay the reasonable premiums and charges therefor, and may pay said taxes and special assessments, (irregularities in the levy or assessment thereof being expressly waived) and may pay such liens, expenses and attorney's fees and all such payments with interest thereon from the time of payment at the rate of ten per centum per annum, shall be deemed part of the indebtedness secured by this mortgage.

And it is agreed that in case default shall be made in the payment of any installment of said note or of interest thereon when due, or if there shall be a failure to comply with any or either of the terms or conditions of this mortgage, then the said note and the whole indebtedness secured by this mortgage including all payments for taxes, assessments, insurance premiums, liens, expenses and attorney's fees hereinabove specified, shall, at the option of the party of the second part and without notice (notice of the exercise of such option being hereby expressly waived) become due and collectible at once or by foreclosure or otherwise, and upon commencement of any foreclosure or at any time thereafter and prior to the expiration of the time for redemption from any sale of said premises on foreclosure, any court of competent jurisdiction, upon application of the party of the second part, its successors or assigns, or the purchaser at such sale, may at once and without notice to the parties of the first part or any person claiming under them appoint a receiver for said premises to take possession thereof to collect the rents, issues and profits of said premises during the pendency of such foreclosure, and until the time to redeem the same from the foreclosure sale shall expire, and out of the same to make necessary repairs and keep said premises in proper condition and repair pending such sale and the expiration of the time to redeem therefrom, and to pay all taxes and assessments accruing between the commencement of the foreclosure and the expiration of the period for redemption and all taxes and assessments unpaid and tax and assessment sales 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 the expense of the receivership.

And it is agreed that the parties of the first part will repay the party of the second part all reasonable expenses paid in procuring abstracts of title whenever such abstracts shall become necessary to protect the interests or enforce the rights of said party of the second part, and the amounts so paid with interest thereon from the time of payment at the rate of ten per centum per annum shall be deemed part of the indebtedness secured by this mortgage.

The said parties of the first part hereby expressly waive and release all rights and benefits, they have in said premises as a homestead under any law or rule of equity relating to the alienation exemption or judicial sale of homesteads.

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

In presence of:  
Stella Post  
Trixie Waggoner

John B. Gage  
Marjorie H. Gage

State of Missouri  
Jackson County

Be it remembered, that on this 26th day of September A.D. 1927 before the undersigned Murry Williams a Notary Public in and for the County and state aforesaid, duly commissioned and qualified personally came John B. Gage and Marjorie H. Gage his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing as grantors and such persons duly and severally, acknowledged the execution of the same.

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

Murry Williams  
Notary Public

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Commission expires May 25, 1929.

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The Northern Trust Company, a corporation organized under the laws of the State of Wisconsin, hereby acknowledges the payment of the note executed by John B. Gage and Marjorie H. Gage to the City of St. Louis, Missouri, in the sum of \$10,000.00, as recorded in the Office of the Recorder of Deeds of the County of Jackson, State of Missouri, on the 26th day of September, 1927, in Volume 15 of the Mortgage Book, page 94. The Northern Trust Company hereby cancels and releases said mortgage, and authorizes the Recorder of Deeds of the County of Jackson, State of Missouri, to sign and seal the foregoing instrument, this twenty-sixth day of September, 1927.  
 By: H. J. Thorne, Vice President  
 Attest: R. C. Conant, Notary Secretary

The Recorder of Deeds of the County of Jackson, State of Missouri, hereby certifies that the foregoing instrument was duly recorded in the Office of the Recorder of Deeds of the County of Jackson, State of Missouri, on the 26th day of September, 1927, in Volume 15 of the Mortgage Book, page 94.

The Recorder of Deeds of the County of Jackson, State of Missouri, hereby certifies that the foregoing instrument was duly recorded in the Office of the Recorder of Deeds of the County of Jackson, State of Missouri, on the 26th day of September, 1927, in Volume 15 of the Mortgage Book, page 94.