

premises aforesaid, and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of four percent (4%) per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments, or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises, and the rents, issues and profits thereof.

THIRD: Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises, until the note hereby secured is fully paid.

FOURTH: Said parties of the first part hereby agree that if the makers of said note shall fail to pay or cause to be paid any part of said money, either principal or interest, according to the tenor and effect of said note, when the same becomes due, or to conform or to comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once, without notice.

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.

In testimony whereof, the said parties of the first part have hereunto subscribed their names, on the day and year above mentioned.

John J. Verburg  
Eldora L. Verburg



STATE OF KANSAS) ss:  
COUNTY OF DOUGLAS)

BE, IT REMEMBERED, That on this 15<sup>th</sup> day of January, 1946, before me, the undersigned, a Notary Public in and for said County and State, came John J. Verburg and Eldora L. Verburg, his wife, to me personally known to be the same persons who executed the foregoing instrument of writing, 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:

Wm. H. Hille  
Notary Public  
County of Douglas, Kansas

Recorded January 18, 1947 at 1:40 P.M.

Harold A. Beck

Register of Deeds