

Said part Y of the first part hereby agree not to sell, transfer or encumber the above described property during the life of this instrument without consent of second party.

Now, if said part Y of the first part, its successors or assigns, shall pay or cause to be paid to said party of the second part, its successors or assigns, said sum of money in the above described note mentioned together with the interest thereon, according to the tenor and effect thereof, and shall keep the buildings erected and to be erected upon the premises above conveyed properly and adequately insured in the sum of not less than \$ 20,000.00 by such insurance company or companies as shall be approved by said party of the second part, and in default of said insurance the said party of the second part may effect such insurance, and the premiums paid for effecting the same, together with all expenses, costs and charges incident thereto, with interest thereon at the rate of six per cent per annum from the date of payment thereof by said party of the second part until repaid by the said part Y of the first part, shall be a lien upon said mortgaged premises, added to the amount of said obligation and secured by these presents, and shall be included in and made a part of any judgment upon foreclosure of this mortgage, then these presents shall be wholly discharged and void, and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof or any interest thereon is not paid when the same is due, or should first part Y sell, transfer or encumber said property without the consent of the second party, or if the taxes and assessments of every nature which are or may be assessed or levied against said premises or any part thereof are not paid when the same are made due and payable, or if said insurance is not effected, and if the policies and certificates are not assigned, as aforesaid, then, and upon failure of the said part Y of the first part to perform the foregoing provisions, covenants and agreement, or any or either of them, the whole of said sum, sums and interest thereon shall, at the option of the said party of the second part, become due and payable forthwith, whether due by the terms of said note or not, and said party of the second part shall be entitled to have and maintain its action in any court of competent jurisdiction for the recovery of the whole sum secured by this mortgage, and for all costs and expenses of such suit. Appraisal waived.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set its hand and seal the day and year first above written. THE FIRST CHRISTIAN CHURCH,
and seal

Executed and delivered in the presence of

By

M. H. Perry
V. M. Lippel

Ralph S. Tait
John L. Harris
Roy W. Parker
I. W. Hartley
C. F. Birch
Karl Kreider
Trustees

County of DOUGLAS

State of KANSAS

BE IT REMEMBERED, that on this 6th day of July, A. D. 1946

before me, the undersigned, a Notary Public in and for the County and State aforesaid, come

Karl Kreider, J. L. Harris, R. S. Tait, Roy W. Parker, I. W. Hartley and C. F. Birch, who, as Trustees of The First Christian Church of Lawrence, Kansas, and in behalf of the said church corporation, are

personally known to me to be the same person who executed the within instrument in writing

and who duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal, the day and year last above written.

My commission expires April 21,

L. E. Eby
Notary Public

