the said Mrs. Augusta Mack in 3 years from the date thereof at the National Bank in the City of Lawrence and State of Kansas with interest at the rate of eight per cent. per annum from date until said principal sum is fully paid, said interest to be paid ~~xxx~~-annually on the first day of April in each and every year, said several instalments of interest being further specified by 3 interest notes or coupons of even date, herewith attached to the said note and payable at said National Bank, in the City of Lawrence Kansas.

And in and by said promissory note it is agreed that if default be made in the payment of any one of the installments of interest aforesaid, at the time and place aforesaid then at the election of the legal holder of said note the said principal sum of Five Hundred and Twenty Four Dollars, shall at once become due and payable, anything therein before contained to the contrary notwithstanding such election to be made at any time after the expiration of three days without notice.

Now, if the said parties of the first part shall well and truly pay or cause to be paid, the said sum of money in said note mentioned, with interest thereon according to the tenor and effect of said note, then these presents shall be null and void. But, if said sum of money, or any interest thereon, is not paid when the same is due and payable or if any taxes or assessments levied against said property are not paid when the same are payable, then in either of these cases, the whole of said sum mentioned in said note together with the interest thereon, shall, and by this indenture does immediately become due and payable, at the option of the party of the second part, or her assigns, to be at any time thereafter exercised without notice to the parties of the first part but the legal holder of this mortgage may at his or her option, pay or cause to be paid the said taxes and assessments so due and payable, and charge them against said parties of the first part, and the amounts so charged shall be an additional lien upon the said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent. per annum, payable annually, until fully paid and discharged; but whether the party of the second part elect to pay such taxes and assessments, and insurance or not, it is distinctly understood that in all cases of delinquencies as above