

This conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof, or any interest thereon, or said taxes or assessments as provided then this conveyance shall become absolute and the whole of said principal ^{and} interest shall immediately become due and payable, and in case of such default of any sum so defaulted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns, interest at the rate of 12 per cent. per annum, computed annually on said principal note, from the date thereof to the time when the money shall be actually paid, and any payments made in account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed, the legal rate of 12 per cent.; but the party of the second part may pay any unpaid taxes charged against said property, and may receive for all such payments with interest at twelve per cent. in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part his executors, administrators ^{and} assigns at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law, Appraisement Waived or not, at the option of the party of the second part, ^{and} out of all the money arising from such sale to retain the amount then due, or to become due, according to the conditions of this instrument ^{and} interest at twelve per cent. per annum from the time of said default until paid, together with the costs ^{and} charges of making such sale, ^{and} a reasonable attorneys fee for the foreclosure of this mortgage, to be taxed as other costs in the suit.

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

Samuel M. Osmond { seal }
H. S. Osmond { seal }

State of Kansas }
County of Douglas } ss

Be it Remembered
That on this 25th day of April A. D. 1881, before me a
Notary Public in and for said County ^{and} State came