

Failure of said insurance the said part 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 ——— per cent per annum from the
 date of payment thereof by said party of the second
 part until repaid by said party 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 ~~the~~ 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 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 by law made due and payable or if
 said insurance is not effected and the policy ~~and~~
 certificates are not assigned as aforesaid then and
 upon failure of the said party 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 as
 hereinafter specified become due and payable
 forthwith whether due by the terms of said notes or
 not and said party of the second part shall
 be entitled to the immediate possession of said prem-
 ises and to have and maintain his action in
 any court of competent jurisdiction for the recov-
 ery of the whole sum secured by this Mortgage
 and for all costs and expenses of such suit

Appraisement Waived

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

Executed and delivered in presence of
 James Houston
 Orson Kent

James H. Ransom
 Eunice Ransom

State of Kansas

County of Coffey

1883 Be it Remembered That on the