

the same is due or if the taxes and assessments of any nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same become due and payable, then all of said notes and interest thereon shall and by these presents do become immediately due and payable if the holder thereof so elects without notice. Said party of the first part agrees to keep the buildings upon said premises insured until all said notes are paid in a reliable insurance company for the benefit of the mortgagee in the sum of at least \$2500 and upon failure of said party of the first part to keep said buildings insured the holder hereof may insure the same and shall be entitled to recover from the party of the first part the amount paid for such insurance with 12 per cent. interest and the same shall be a lien upon said premises secured by this mortgage. Upon default of the above covenants and conditions or any or either of them the parties of the second part their heirs and assigns shall be entitled to the immediate possession of said premises and to the rents issues and profits of the same.

In case of foreclosure of this mortgage said real estate shall be sold with or without appraisement as the holder hereof may elect.

In Witness Whereof the said party of the first part has hereunto set his hand the day and year first above written.

John Speer.

State of Kansas, Douglas County, ss.

Be it remembered that on this 25th day of October A.D. 1881 before me the undersigned a Notary Public in and for the County and State aforesaid, came John Speer a widower who is personally known to me to be the same person who executed the foregoing instrument and he duly acknowledged the execution of the same. My Notarial Commission expires June 20th 1882.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

(B.3)

Peter Bell

Notary Public in and for
Douglas County, Kansas.

Recorded October 29th 1881 at 11th O'Clock A.M.

Attest
Register of Deeds.