in the principal sum of Two Thousand nine hundred Dollars lawful money of the United States of America being for a loan thereof on the day and date hereof made by the said David G. Swaim to the said Ralph L. Williams and Mary Williams his wife and secured to be paid by a certain promissory note of the said Ralph L. William and Mary Williams his wife having even date herewith payable to the order of the said David G. Swaim five years from the date thereof at the office of A. H. Foote 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 annually on the 2nd day of October in each and every year said several installments of interest being further specified by five interest notes or coupons of even date herewith attached to said note and payable at said office of A. H. Foote 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 aforsaid at the time and place aforsaid then at the election of the legal holder of said note the said principal sum of Twenty nine hundred Dollars with all the interest thereon shall at once become due and payable anything thereinbefore contained to the the contrary notwithstanding said 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 sums of money in said notes mentioned with the interest thereon according to the tenor and effect of said notes then these presents shall be null and void. But if any one of said sums 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 or if default be made in the agreement to keep said premises insured as hereinafter set forth then in either of these cases the whole of said sums mentioned in said notes together with the interest thereon shall and by this indenture does immediately become due and payable at the option of the party of the party of the second part or his assigns to be any time thereafter exercised without notice to the parties of the first part; but the legal holder of this mortgage may at his option pay or cause to be paid the said taxes and assessments so due and payable and such premiums and charges for insurance as the mortgagors or their assigns shall neglect or refuse to pay as hereinafter set forth 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