

payment of said principal sum or any part thereof or any interest thereon or the taxes or assessments as provided or if default be made in the agreement to insure 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 covenanted to be paid for the period of ten days after the same becomes due the said 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 on account of interest shall be credited in said computations 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 or insure said property if default be made in keeping up insurance and may recover 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 Appraisalment waived or not at the option of the party of the second part and out of all the moneys arising from such sale to retain the amount there 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 attorney's fee for the foreclosure of this mortgage to be taxed as other costs in the suit.

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

James Baker { Seal }

State of Kansas
County of Douglas } ss.

Be it Reminded That on this 20th day of December A. D. 1881 before me a Notary Public in and for said County and State came James Baker to me personally known to be the same person described in and who executed the foregoing mortgage and duly acknowledged the execution of the thereof

In Witness Whereof I have hereunto subscribed my name and affixed my official Seal on the day and year last above written