

now and abstain from the commission of strip or waste on said premises until the whole sum hereby secured is fully paid.

Fifth, It is further expressly agreed that in case of default in the payment of said bond or any part thereof or any of the sums of money to become due herein specified according to the tenor and effect of said bond or in the case of the breach by the said party of the first part of any of the covenants or agreements herein mentioned then the bond secured hereby shall bear interest at the rate of twelve percent per annum from date and this conveyance shall become absolute and the party of the second part shall once entitled to the possession of the above described premises and to have and to receive all the rents and profits thereof and the said bond with interest accrued thereon and all moneys which may have been advanced and paid by the said second party with the aforesaid interest thereon shall at the election of said second party, thereupon each and every one of them become and be at once due and payable.

And the said party of the first part for said consideration hereby expressly waives an appraisement of said real estate and all the benefit of the Homestead Exemption and Stay Laws of the State of Kansas.

The foregoing conditions being performed this conveyance to be void otherwise to remain in full force and virtue.

In Testimony Whereof The said party of the first part have hereunto subscribed their names and affixed their seals on the day and year first above written

William T Coffin 
 Demira H Coffin 

State of Kansas
 County of Leavenworth } ss

Be it Remembered That on this 28th day of April A.D. eighteen hundred & eighty two before me a Notary Public in and for said County and State came William T Coffin and Demira H Coffin his wife to me personally known to be the identical persons described in and who executed the foregoing mortgage deed and duly acknowledged the execution of the same to be their voluntary act and deed.

In Testimony Whereof I have hereunto subscribed my name and affixed my official seal the day and year last above written.

H. H. Wood, Notary Public

My Commission expires Sept. 28th 1882 — Leavenworth County, Kansas
 Recorded April 29th A.D. 1882 at 11⁵ O'clock A.M.

A. J. Hornold
 Register of Deeds