Sixty Dollars in ten installments according to the terms of a promissory note executed and delivered by said Hannah H. Chapman, Stephen C. Chapman & Mary Chapman to said second party and bearing even date herewith.

Second this mortgage is made subject to prior mortgage to The New England Loan and Trust Company for $400.00 and it is hereby stipulated that in case of failure by the first party to pay any interest or other payments provided for in said prior mortgage when the same shall become due and payable in accordance with the terms thereof or failure to keep and perform any of the covenants conditions stipulations and agreements therein contained and agreed to this mortgage shall become due and payable at once at the election of the holder hereof without notice to the first party and this may thereupon be foreclosed immediately for the whole of said money secured thereby with interest and costs or the holder hereof may pay such interest and payments as may become due and payable under the provisions of said prior mortgage and the amount so paid shall become a lien under this mortgage the same as though this mortgage was made to secure said payments and all the provisions of this mortgage are expressly made to apply to such payments when made by the party of the second part or their assigns.

Third The said first party further agree that if they shall fail to pay said money or any installment thereof when the same becomes due, or shall fail to pay all taxes and assessments levied on said property before the same become delinquent or shall fail to perform or comply with any of the foregoing conditions or agreements then the whole sum of money herein secured shall become due and payable at the election of the holder hereof without notice of such election to the first party and this mortgage may thereupon be foreclosed immediately for the whole of said money interest and costs and the whole of said money shall bear interest at twelve per cent per annum from date hereof until paid.

The foregoing conditions being kept and performed this conveyance to be void, otherwise of full force and effect. It is also agreed that any payments that may be made on the bond or note secured by said first mortgage shall in no wise affect the full payment of the note hereby secured.

Appraisement Waived.

In Testimony Whereof The said parties of the first part have hereunto set their hands and seals the day and year

The foregoing is in original instrument

Know all men by these presents that the New England Loan & Trust Co the mortgagee within named do hereby acknowledge full payment of the note secured by the foregoing mortgage and authority the Register of Deeds of Douglas County Kansas to discharge the same of Record. In Witness Whereof said Company have hereunto set its name by the hand of its Vice President on this the 16th day of October A D 1882

New England Loan & Trust Company
By D. H. Edmundson Vice Prest.

Recorded January 6 1883 at 2 25 P.M.
[illegible] Register of Deeds