forever against all persons lawfully claiming the same. Provided Always And these presents are upon this express condition that whereas the said Galen S. Hicks and Annie Hicks are justly indebted unto the said Grace C Lawrence in the principal sum of Five Thousand Dollars lawful money of the United States of America being for the purchase money of said premises on the day and date hereof made by the ——— to the ——— and secured to be paid by one certain promissory note of the said Galen S Hicks and Annie Hicks bearing even date herewith payable to the order of said Grace C Lawrence 20th day of March A.D. 1883 at the National Bank of Lawrence in the City of Lawrence and State of Kansas with interest at the rate of 8 per cent per annum from first day of November 1882 until said principal sum is fully paid

Now if the said parties of the first part shall well and truly pay or cause to be paid the said sum of money in said note 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 shall be made in the agreement to keep said premises insured as hereinafter set forth then in either of these cases the whole of said sum mentioned in said note together with the interest thereon shall and by this indenture does immediately become due and payable at the option of the party of the second part or her assigns to be at any time thereafter exercised without notice to the parties of the first part but the legal holder of this mortgage may at her 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 manner as the principal debt hereby secured together with interest at the rate of 8 per cent per annum payable semi-annually until fully paid and discharged but whether the party of the second part elect to pay such taxes