

as the mortgagor or assigns shall neglect or refuse to pay as hereinafter set forth and charge them against said party 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 person as the principal debt hereby secured together with interest at the rate of 12 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, assessments and insurance or not it is distinctly understood that in all cases of delinquencies as above enumerated then in like manner the said note and the whole of said sum shall immediately become due and payable and said mortgagee or his assigns may immediately cause this mortgage to be foreclosed and shall be entitled to the immediate possession of the premises and the rents issue and profits thereof. And the said party of the first part shall and will at his own expense from this time until said notes and interest and all liens and charges by virtue hereof are fully paid off and discharged keep the buildings erected and to be erected to said lands insured to the amount of Five Hundred Dollars to the satisfaction of the mortgagee or his assigns in some responsible Insurance Company duly authorized to do business in this State for the benefit of the party of the second part and his assigns who shall have possession of all policies of insurance and all renewal receipts thereof. And the said party of the first part hereby waives all benefits of the stay, valuation or appraisement laws of the State of Kansas.

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

James Nelson

State of Kansas }
County of Douglas

Be it Remembered, That on this 17th day of August A.D. 1885 before me Wm. S. Sinclair a Notary Public, in and for the County and State aforesaid came James Nelson single who is personally known to me to be the same person who executed the foregoing instrument of writing and duly acknowl-