the rate of twelve per centum per annum from the date thereof less the amount of such coupons and partial payments as shall have been paid and may recover all amounts paid for taxes, assessments, insurance, and to release or extinguish any statutory liens upon said premises or to protect the title or possession thereof with interest thereon as provided herein and all may be included in the judgment rendered or amount found due in any suit to foreclose this mortgage and this mortgage is hereby made to secure all such sums.
It is further stipulated and agreed by the first party that upon the institution of proceedings to foreclose this mortgage the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and to collect the rents and profits thereof under the direction of the court; without the proof required by statute; the amount so collected by such receiver to be applied under the direction of the Court to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage.
In case this mortgage is foreclosed the sale thereunder may be m[illegible]th or without appraisement at the option of the said second party its successors or assigns.
In Witness Whereof we hereunto set our hands and seals the day and year first above written.

Signed in the Presence of } Sargent S. Whitcomb (Seal)
H. Fairfield & F. R. H. H. } Flora A. N. Whitcomb (Seal)

State of Kansas }ss.
Douglas County }

Be it Remembered That on this 27th day of August 1885 before me a Notary Public in and for said County and State came Sargent S. Whitcomb — husband and wife who are personally known to me to be the same persons who executed the foregoing instrument of writing and such persons duly acknowledged the execution of the same.
Witness my hand and official seal the day and year last above written. My commission expires June 6th 188[illegible]

(Seal) H. G. McIlhany. Notary Public
for in Douglas Co. Ks.