

assessments levied against said property are not paid when the same are payable thereon, in either of these cases, the whole of said sums mentioned in said notes, 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 his 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 his option pay or cause to be paid the said taxes and assessments so due and payable, 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 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 and assessments or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then in like manner the said notes and the whole of said sums shall immediately become due and payable and said mortgage or assigns may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof. And the said parties 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 parties of the first part have hereunto set their hands and seals the day and year first above written.

Esther Yates (Seal)
Wm Yates (Seal)

State of Kansas }
County of Douglas }

Be it Remembered, That on this 29th day of September A.D. 1885 before me Wm. T. Sinclair a Notary Public in and for the County and State aforesaid, came Esther Yates and William Yates her husband who are personally known to