

of 12 per cent; but the party of the second part may pay any unpaid taxes charged against said property, and may recover for all such payments, with interest at twelve per cent, *vi. ann.* suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, Appraisement waived or not, at the option of the party of the second part, and out of all the moneys arising from such sale to retain the amount then due, or to become due, according to the conditions of this instrument, and interest at twelve per cent. *per annum* from the time of said default until paid, together with the costs and charges of making such sale, and a reasonable attorney's fee for the foreclosure of this mortgage, to be taxed as other costs in the suit.

For witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Elizabeth M. Ashby (Seal)
Bladen Ashby (Seal)

State of Kansas }
County of Douglas } ss.

Be it Remembered, that on this 2nd day of January A. D. 1886, before me a Notary Public in and for said County and State, came Elizabeth M. Ashby and B. Ashby her husband to me personally known to be the same persons described in, and who executed the foregoing mortgage, and duly acknowledged the execution thereof for witness whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.