

this indenture does immediately become due and payable at the option of the parties of the second part or their assigns, to be at any time thereafter exercised without notice to the party of the first part; but the legal holder of this mortgage may at option pay or cause to be paid the said taxes and assessments so due and payable, 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 manner as the principal debt hereby secured, together with interest at the rate of twelve per cent. per annum, payable annually, until fully paid and discharged; but whether the parties 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 the said sum shall immediately become due and payable, and the said mortgagees or their 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 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 has hereunto set his hand and seal the day and year first above written.

Florentine Mignot *[Signature]*

State of Kansas,
County of Douglas } ss.

Be it Remembered, That on this 8th day of February A.D. 1886 before me a Notary Public in and for the County and State aforesaid, came Florentine Mignot who is personally known to me to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.