of Lawrence (with Exchange on New York) with interest thereon from date until maturity, at the rate of Nine per cent. per annum, payable semi-annually, on the days of August and February in each year, and 12 per cent. per annum after maturity, the installments of interest being further evidenced by six coupons attached to said principal note, and of even date therewith, and payable to the order of said L. J. Nelson at the National Bank of Lawrence (with exchange on New York)

Second: Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified; and if not so paid, the said party of the second part, or the legal holder or holders of this mortgage, may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments and insurance premiums; and the amount so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of 12 per cent. per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises, and the rents, issues and profits thereof.

Third: Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until

For and in consideration of Six hundred Dollars to me in hand paid, the receipt whereof is hereby acknowledged I, L. J. Nelson the mortgagee within named, do hereby assign and transfer to Frank D. Brown or his assigns the note to the foregoing mortgage secured and do hereby assign, transfer and set over unto the said Frank D. Brown or his assigns, the entire title and interest in said mortgage, meaning and depending, Witness my hand and seal at Galesburg Illinois this 20th day of January A.D. 1889 at 3 o'clock P.M.

L. J. Nelson

The following is indorsed on the original instrument — Received for record Jan 22 1889 at 3 o'clock P.M. Fee $1.00