

part hereby agree that if the makers of said note shall fail to pay, or cause to be paid, any part of said money, either principal or interest, according to the tenor and effect of said note and coupons, when the same becomes due, or to conform or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once, without notice.

And the said parties of the first part, for said consideration, do hereby expressly waive an appraisement of said real estate, and all benefit of the Homestead Exemption and Stay Laws of the State of Kansas.

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.

In Testimony Whereof, the said parties of the first part have hereunto subscribed their names, and affixed their seals, on the day and year above mentioned.

A. J. Phillips (Seal)

Anna S. Phillips (Seal)

Executed and delivered in presence of -
F. G. Clark

State of Kansas, } ss.
Douglas County, }

Be it Remembered, that on this 22nd day of March A. D. Eighteen Hundred and Eighty Six before me, the undersigned, a Notary Public in and for said County and State, came Allen J. Phillips and Anna S. Phillips husband and wife who were personally known to me to be the identical person described in, and who executed the foregoing mortgage deed, and duly acknowledged the execution of the