default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and her assigns, interest at the rate of 12 per cent. per annum computed annually on said notes from the date thereof to the time when the money shall be actually paid, and any payment made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate 12 per cent.; but the party of the second part may pay any unpaid taxes charged against said property, or may pay the interest coupons upon the first mortgage, and may recover for all such payments, with interest at twelve per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part her 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 fees for the foreclosure of this mortgage to be taxed as other costs in the suit.

In Witness Whereof The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Abigail Benjamin {Seal}
Alpheus Benjamin {Seal}

State of Kansas
County of Osage } ss.

Be it remembered, That on this 2nd day of June AD 1886. before me, a Justice of the Peace in and for said County and State came Abigail Benjamin & Alpheus Benjamin her husband to me personally known to be the same persons described in, and who executed the foregoing mortgage, and duly acknowledged the execution