

payable, if the holder hereof so elects, without notice. Said parties of the first part agree to keep the buildings upon said premises insured until all said notes are paid, in a reliable insurance company, for the benefit of the mortgage, in the sum of at least \$12000⁰⁰ and upon failure of said parties of the first part to keep said buildings insured, the holder hereof may insure the same, and shall be entitled to recover from the parties of the first part the amount paid for such insurances with 12 per cent. interest, and the same shall be a lien upon said premises, secured by this mortgage. Upon default of the above covenants and conditions, or any or either of them, the party of the second part, his heirs and assigns, shall be entitled to the immediate possession of said premises and to the rents, issues and profits of the same.

In case of foreclosure of this mortgage, said real estate shall be sold, with or without appraisement, as the holder hereof may elect.

The parties of the first part agree to pay all expenses of recording this mortgage and assignment, and release of same.

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

Charles H. Branscombe
Selina E. S. Branscombe

State of Kansas, Douglas County, Ss.

Be it Remembered, That on this 26th day of June A.D. 1886 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Charles H. Branscombe and Selina E. S. Branscombe husband and wife who are personally known to me to be the persons who executed the foregoing instrument and they duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission expires Sept 3rd 1887

Peter Bell