

levied and assessed against said premises, or any part thereof, and shall keep the buildings and fences on said premises in good repair, and refrain from cutting and removing wood and timber from said premises, and from the commission of other waste, then these presents shall be void, and otherwise shall remain in full force and effect.

But if any of said notes, or any part thereof, or any interest thereon is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same become due and payable, then all of said notes, and interest thereon, shall, and by these presents do, become immediately due and payable, if the holder hereof so elects, without notice. Upon default of the above covenants and conditions, or any or either of them, the parties of the second part, their 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 appraisal, as the holder hereof may elect.

The parties of the first part agree to pay all expenses for recording this mortgage, 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 W. Branscombe
Selina E. T. Branscombe

State of Kansas, Douglas County, ss,

Be it Remembered, That on this 25th day of June A.D. 1886 before me, the undersigned a Notary Public in and for the County and State aforesaid, came Charles W. Branscombe and Selina E. T. Branscombe Husband and wife who are personally known to me to be the same persons who executed the foregoing instrument, and they duly acknowledged the execution of the same.