when the same becomes 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. 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 mortgagee, in the sum of at least $500.00 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 insurance 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.

James A. Stone
Maria A Stone

State of Kansas Douglas County, ss.

Be it Remembered, That on this 19th day of July A.D. 1886 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James A. Stone and Maria A Stone 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