

days before the expiration of the policies renewed,
 in default whereof the parties of the second part,
 their executors, administrators, or assigns, may pay
 the taxes, penalties, costs and interest and insure
 the same at the expense of the parties of the
 first part, and the amount of such taxes, penalties,
 costs, interest, and insurance, shall, from the payment
 thereof, become an additional lien under this mortgage
 upon the above described premises, and shall bear
 interest at the rate of twelve per cent. per annum.
 But if default be made by the parties of the first
 part, in such payments, or any part thereof, or
 interest thereon, or the taxes assessed on said premises,
 or the insurance thereon, or upon the commission of
 waste, then this conveyance shall become absolute,
 and said promissory bond and interest thereon, and
 all taxes, penalties, costs, and interest thereon, and
 insurance premiums which may have been paid
 by the parties of the second part, their executors,
 administrators or assigns, shall, at the option of the
 legal holder hereof, at once become and be due
 and payable, and the legal holder hereof shall
 be entitled to the immediate possession of the above
 described premises, and to receive the rents, issues,
 and profits arising therefrom, and it shall be
 lawful for the parties of the second part, their
 executors, administrators, and assigns, at any time
 thereafter, to sell the premises hereby granted, or any
 part thereof, in the manner prescribed by law,
 without appraisement, 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, together with the costs and charges
 of making such sale, and the overplus, if any
 there be, shall be paid by the parties making
 such sale on demand to the parties of the first
 part their heirs and assigns. 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, and agree
 to pay all fees for recording the assignments