

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 provided by law without appraisement, and out of all the moneys arising from such sale, to receive the amount then due or to become due according to the conditions of this instrument, together with the costs and charge of making such sale, and the surplus, 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 said parties of the first part for said consideration, do hereby expressly waive an appraisement of said real estate, and all benefits of the Homestead Exemption and Stay Laws of the State of Kansas, and agree to pay all fees for recording the assignments and release of this instrument.