

Now, if the said Geraldine and Donald S. Raymer shall well and truly pay or cause to be paid, the sums of money in said lease mentioned, then these presents shall be null and void. But if said sums of money or either of them or any part thereof, be not paid when the same become due, then, and in that case, the whole of said sum shall, at the option of said party of the second part, or assigns, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the whole of said sum shall immediately become due and payable; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided, for the party of the second part, its successors and assigns, shall be entitled to a judgment for the sum due and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said parties of the first part, their heirs and assigns, and all persons claiming under them, at which sale, appraisal of said property is hereby waived by said parties of the first part, and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by said parties of the first part. And the said parties of the first part shall and will at their own expense from the date of the execution keep any buildings or improvements erected on said land insured in some responsible insurance company duly authorized to do business in the State of Kansas in amounts agreeable to the party of the second part.

And the said parties of the first part do hereby covenant and agree that at the delivery hereof said Geraldine and Donald S. Raymer are the lawful owners of the premises above granted and