

premises in some responsible insurance company to the satisfaction of the legal holder or holders of this mortgage to the amount of four hundred dollars - loss of any payable to the mortgagee or its assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part or the legal holder or holders of said note as collateral or additional security for the payment of the same. and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon and apply the same when received to the payment of said note, together with the costs and expenses of insurance in collecting said insurance; or may elect to have buildings repaired, or new buildings erected on the aforesaid mortgaged premises. Said party of the second part or the legal holder or holders of said note may deliver said policy to said parties of the first part and require the collection of the same and payment made of the proceeds as last above mentioned.

If the said parties of the first part hereby agree that if the makers of said note shall fail to pay or cause to be paid any part of said money, either principal or interest according to the tenor and effect of said notes or promiss, when the same become due, or to conform or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall at the option of the legal holder or holders hereof become due & payable at once, without notice. And the said parties of the first part for said consideration do hereby expressly waive an appropriation of said real estate and all benefit of the homestead, exemption and stay laws of the State of Kansas, the foregoing conditions being performed, this conveyance to be void. The force of full force and virtue.

Sixth - In case of default of payment of any sum herein covenanted to be paid, or in default of performance of any covenant herein contained, the said first parties agree to pay to the said second party and its assigns interest at the rate of twelve percent per annum, computed annually on said principal note, from the maturity thereof, to the time when the money shall be actually paid.

In testimony whereof the parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above mentioned.

Executed & delivered in
presence of
Alfred Whitman

John A. Irwin
Anna G. Irwin
Robt. E. Irwin

Seal
Seal
Seal

State of Kansas

Douglas County } ss. Be it remembered, that on the
birth day of April A.D. eighteen hundred and eighty seven
before me the undersigned a Notary Public in & for said County