

after maturity at the rate of twelve per cent per annum, until the said principal sum is fully paid. The interest on said note from date is to be paid semi-annually, on the first day of March and of September in each and every year, and is specified by two interest notes or coupons of like date herewith attached to the said note and payable at the office of William D. Sinclair in the city of Lawrence, Kansas, and in and by said promissory note it is agreed, that if default be made in the payment of any interest coupon at maturity, then the said principal sum of One thousand dollars, with all the interest thereon shall immediately become due and payable.

Now if the said parties of the first part shall will and truly pay, or cause to be paid the said sum of money in said note mentioned with the interest thereon according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money, or any interest thereon is not paid when the same is due and payable, or if any taxes or assessments levied against said property are not paid when the same are payable, then in either of these cases, the whole of said sum mentioned in said note, together with the interest thereon shall and by this indenture does immediately become due and payable, at the option of the party of the second part or his assigns to be at any time thereafter exercised without notice to the parties of the first part, but the legal holder of this mortgage may at option pay or cause to be paid the said taxes & assessments so due and payable, and charge them against said parties of the first part, and the amounts so charged, shall have additional lien upon the said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured, together with interest at the rate of twelve per cent per annum payable annually until fully paid and discharged. But whether the party of the second part elect to pay such taxes and assessments, or not it is distinctly understood, that in all cases of delinquencies as above enumerated, then in like manner, the said note and the whole of the said sum shall immediately become due and payable, and the said mortgagee or his assigns may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises and the rents issues & profits thereof. And the said parties of the first part hereby waive all benefits of the stay, valuation or appraisement laws of the State of Kansas -

In witness whereof the said parties of the first part have hereunto set their hands and seals, the day and year first above written

Mrs Mattie Wagner

J. B. Wagner

State of Kansas.

County of Douglas } ss. Be it remembered that on this 18th day of April A.D. 1887 before me Joseph E. Riggs a Notary Public in and for the county and State aforesaid, came Mattie Wagner & James B. Wagner