

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 his option pay or cause to be paid the said taxes and assessments so due and payable, and charge them against said parties of the first part, and the amounts so charged shall be an 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 delinquency 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 mortgage 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 and 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.

Esther J. Root 

Charles Root 

State of Kansas
County of Douglas ss.

Be it remembered, That on this 12th day of March A.D. 1887 before me D. L. Hadley a Notary Public in and for the County and State aforesaid, came Esther J. Root and Charles Root her husband who are personally known to me to be the same person who