

from date, until said principal sum is fully paid, said interest to be paid semi-annually, on the 29th days of March and of September, in each and every year, said several installments of interest being further specified by ten interest notes or coupons of even date herewith, attached to said note and payable at said office of A. H. Poole, 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 one of the installments of interest aforesaid, at the time and place aforesaid, then at the election of the legal holder of said note the said principal sum of Three ²⁰ Thousand Dollars with all the interest thereon, shall at once become due and payable, anything thereinbefore contained to the contrary notwithstanding, such election to be made at any time after expiration of three days, without notice.

Now, if the said parties of the first part shall well and truly pay, or cause to be paid, the said sums of money in said notes mentioned, with the interest thereon, according to the tenor and effect of said notes, then these presents shall be null and void: But, if any one of said sums 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, or if default ^{shall} be made in the agreement to keep said premises insured, as hereinafter set forth, then, in either of these cases, the whole of said sums mentioned in said notes, 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 such premiums and charges for insurance, as the mortgagor or their assigns shall neglect or refuse to pay, as hereinafter set forth, 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 semi-annually, until fully paid and discharged; but whether the party of the second part elect to pay such taxes, assessments and insurance or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then, in like manner, the said