

said taxes or assessments as provided, or if default be made in the agreement to insure or if waste is committed or or improvements are removed from the land, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable; and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns, interest at the rate of 12 per cent. per annum computed annually on said principal note, from the date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed, the legal rate of 12 per cent.; but the party of the second part may pay any unpaid taxes charged against said property or insure said property if default be made in keeping up insurance and may recover for all such payments, with interest at 12 per cent. in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, Appraisement Waived or not, at the option of the party of the second part, and out of all the moneys arising from such sale to refrain the amount then due, or to become due according to the conditions of this instrument, and interest at 12 per cent. per annum from the time of said default until paid, together with the costs and charges of making such sale, and a reasonable attorney's fee for the foreclosure of this mortgage, to be taxed as other costs in the suit.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Martha J. Kirkpatrick, seal

State of Kansas  
County of Coffey

Be it Remembered, That on this Fifth day of July A. D. 1887 before me, a Notary Public in and for said County and State, came Martha J. Kirkpatrick to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed