

with all the interest thereon, shall at once become due and payable, any thing thereinbefore contained to the contrary notwithstanding, such election to be made at any time after the expiration of three days, without notice.

Now, if the said party 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, 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 party 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, as the mortgagor or his assigns shall neglect or refuse to pay, as hereinafter set forth, and charge them against said party 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 and assessments or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then, in like manner, the said notes and the whole of said sums shall immediately become due and payable, and 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 and profits thereof. And the said party of the first part hereby waives all benefits of the stay, valuation or appraisement laws of the State of Kansas.

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

J. N. Van Borsen,

Thomas G. Brown [seal]

A. B. Foote } Witnesses.