

by said William J. Pearce to the said party of the second part and this conveyance shall be void if such payment be made as in said note and in this instrument specified.

And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon and to keep the buildings erected and to be erected on said premises insured in favor of the second party or his assigns in the sum of dollars in some responsible insurance company authorized to do business in the State of Kansas in default whereof said party of the second part may pay such taxes and any penalties and costs which may have accrued thereon and as will effect such insurance at the expense of said first party and such taxes, penalties, costs and insurance shall from the date of payment be an additional lien under this mortgage on said above described premises and shall bear interest at the rate of twelve per cent per annum. But if default be made in the payment of said note or any part thereof or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this mortgage shall become absolute and the whole amount specified in said note and the interest thereon and all taxes and insurance paid by said second party or his assigns become and be due and payable, or not, at the option of said second party or assigns, said option to be exercised without any notice whatever, and it shall be lawful for the party of the second part his executors, administrators or assigns at any time thereafter to sell the premises hereby granted, or any part thereof in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part, his executors, administrators or assigns and out of all the moneys arising from such sale to retain the amount then due according to the provisions of this instrument together with the costs and charges of making such sale and the surplus, if any there be, shall be paid by the party making such sale on demand to the said William J. Pearce his heirs or assigns.

In Testimony Whereof The said parties of the first part have hereunto set their hand and seal the day and year first above written

Geo. A. Banks

William J. Pearce

{ Seal }

Estella D. Pearce

{ Seal }

Acknowledgment

State of Kansas Douglas County S.S.

Be it Remembered That on this 11th day of January A.D. 1888 before me Geo. A. Banks, a Notary Public in and for said County and State, came William J. Pearce and Estella his wife to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof I have hereunto subscribed my hand and affixed my official seal on the day and year last above