

second party or his assigns, in the sum of Three Hundred 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 percent 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 conveyance shall be a lien in solido, 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 money 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 Victor Eckman heirs or assigns.

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

Victor Eckman [seal]

Acknowledgment.

State of Kansas, Douglas County, SS.

Be it Remembered, That on this First day of March A.D. 1888 before me J. N. Van Hosen, a Notary Public in and for said County and State came Victor Eckman a Single man 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 my hand and affixed my official seal on the day & year last above written.



J. N. Van Hosen

Notary Public

My Commission expires November 20th 1889

Recorded March 2 1888 at 11 o'clock A.M.

James Brooks
Register of Deeds.