or any of said coupons become delinquent, or the second party pay out any sum or sums under the terms of said prior mortgage, for insurance, taxes, assessments, or to procure release of statutory lien claims, then, at the election of said second party, the whole of the balance of said installment note shall become due, and shall bear interest at the rate of twelve per centum per annum from the date thereof; and to any judgment rendered upon said note there may be added the amount of the said coupons then delinquent, and all the sums so paid for insurance, taxes, assessments, and to release statutory-lien claims, with interest upon all said sums at the rate of twelve per centum per annum, and the proceeds of foreclosure and sale under this mortgage shall be applied in the payment of the entire amount so found to be due.

Sale under foreclosure may be made with or without appraisement, at option of party foreclosing.

Dated this twenty fourth day of April 1888.

Signed in Presence of
Jno C. Keith

Sarah A. Gilman

State of Kansas,
Douglas County } ss.

Be it Remembered, That on this 26th day of April 1888 before me, a Notary Public in and for said County and State came Sarah A. Gilman Unmarried who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledged the execution of the same.

Witness my hand and official seal the day and year last above written.

(L. S.)

James O. Holloway
Notary Public

My commission expires May 21 1889

Recorded April 27, 1888 at 11½ o'clock A.M.

James Brooks
Register of Deeds

In consideration of full payment of the within mortgage I hereby release the same this 26th day of Dec 1891.
Bazil Hardesty
Attest James Brooks Register of Deeds

This Indenture, Made this twenty seventh day of April in the year of our Lord one thousand eight hundred and eighty eight, between Ann Benson unmarried of Marion in the County of Douglas and State of Kansas, of the first part, and Bazil Hardesty of the second part.