

mortgage to be foreclosed.

Third: Said parties of the first part hereby promise and agreed that all buildings, fences and other improvements upon said premises shall be kept in as good repair and condition as the same are in at this date, and that no waste shall be committed on said premises until the debt hereby secured is fully paid.

Fifth: Said parties of the first part hereby agree that in default of the payment of any sum hereby secured, within ten days after the same becomes due, or in default of the specific performance of any covenant herein contained, said party of the second part, or the legal holder hereof, shall be entitled to have and recover of and from the makers of the note hereby secured, 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 same shall be actually paid in full, first deducting from the amount of said interest such sums as may have been previously paid on account of interest, so that the total amount of interest from date of note to date of payment shall not be in excess of 12 per cent. per annum.

Sixth: Said parties of the first part hereby agree that if the maker of said note shall fail to pay, or cause to be paid, any part of said money, either principal or interest, according to the tenor and effect of said note and coupons, within ten days after the same becomes due, or to conform or comply with any of the foregoing conditions or agreements, the said party of the second part, or the legal holder hereof, shall have immediate possession of the premises hereinbefore described, and all the rents, profits and emblements thereof, and the whole sum of money hereby secured shall, at the option of the legal holder hereof, and at its option only, become due and payable at once, without notice.

And with the said parties of the first part, for said consideration, to hereby expressly waive an appraisalment of said real estate, and all benefit of the Homestead Exemption and Stay Laws of the State of Kansas.

The foregoing conditions being performed, this conveyance to remain, otherwise of full force and virtue.

In Testimony whereof, the said parties of the first part have hereunto subscribed their names and affixed their seals on the day of April A.D. 1888

A. S. Johnson (L.S.)

Jessie A. Johnson (L.S.)

State of Kansas, Shawnee County, ss:

Be it Remembered, That on this 21st day of April A.D. Eighteen