

agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of One Thousand Dollars in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall form the payment thereof and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 12 per cent. per annum. But if default be made in such payment, or any part thereof, or in interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the party of the second part, his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, aforesaid, 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 or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus if any there be, shall be paid by the party making such sale, on demand, to the said Parties of the first part, their heirs and assigns.

In testimony whereof, the said parties of the first part, have hereunto set their hands and seals the day & year last above written.

Witness my hand and seal in presence of

Hugh Blair

State of Kansas
County of Douglas } ss.

George W. White (real)

Mary White (real)

Be it Remembered, That on this 7th day of July 1891, before me Hugh Blair, a Notary Public in and for said County of

\$200.00 The foregoing is correct as original instrument

May 9/ 1891

Received of the undersigned the within named mortgage the sum of Two hundred Dollars in full satisfaction of the within mortgage.
Witness R. D. Mason