

Now, if the said party of the first part shall well and truly pay, or cause to be paid the said sum of money in said note mentioned with the interest thereon, according to the tenor and effect of said notes, then these presents shall be null and void. But, if said sum of money, or any interest thereon, is not paid when the same is due and payable, or if any taxes or assessments levied against said property, are not paid when the same are payable, then, in either of these cases, the whole of said sum mentioned in said notes, together with the interest thereon, shall, and by this indenture does immediately become due and payable at the option of the party of the second part or her assigns, to be at any time thereafter exercised without notice to the party of the first part; but the legal holder of this mortgage may at his or her option pay or cause to be paid the said taxes and assessments so due and payable, and charge them against said party of the first part, and the amounts so charged shall be an additional lien upon the said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured, together with interest at the rate of twelve per cent. per annum, payable annually, until fully paid and discharged; but whether the party of the second part elect to pay such taxes, assessments and insurance or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then, in like manner, the said note and the whole of the said sum shall immediately become due and payable, and the said mortgagee or her assigns may immediately cause this mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof. And the said party of the first part hereby waives all benefits of the stay, valuation or appraisement laws of the State of Kansas.

Witness Whereof The said party of the first part has hereunto set her hand and seal the day and year first above written.

Isabella Carson (seal)

State of Kansas
County of Douglas } ss.

But I remember, That on this 23^d day of July A.D. 1888 before me Scott Banks a Notary Public in and for the County and State aforesaid, came Isabella Carson (a widow) who is personally known to me to be the same person who executed