

such insurance at the expense of said first part, and such taxes, penalties, costs and insurance, shall from the date of payment bear 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 become absolute, 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, a foreclosure 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 & 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 Clemmie Pearson and S. W. Pearson their heirs or assigns.

In Testimony Whereof The said parties of the first part have hereunto set their hands & seals the day and year first above written

Clemmie Pearson (seal)

S. W. Pearson (seal)

State of Kansas, Douglas County, ss.

Be it Remembered That on this sixth day of August A.D. 1890 before me Chester E. Dallas, a Notary Public in and for said County and State, came Clemmie Pearson & S. W. Pearson her husband to me personally known to be the same persons 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.

(Seal)

Chester E. Dallas

My commission expires Dec. 15th 1890

Notary Public

Recorded August 11, 1890 at 2nd Melock P.M.

James Brooks

Register of Deeds