

thereon, shall, and by this indenture does immediately, become due and payable at the option of the party, of the second part or assigns, to be at any time thereafter exercised with notice to the parties of the first part; but the legal holder of this mortgage may at option pay, or cause to be paid the said taxes and assessments so due and payable, and such premiums and charges for insurance, as the mortgagor or assigns shall neglect or refuse to pay, & charge them against said parties of the first part, and the amount 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 percent 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 & payable, and the said mortgage or 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 parties of the first part shall and will at their own expense, from this time until said note and interest, and all taxes and charges by virtue hereof, are fully paid off and discharged, keep the buildings erected and to be erected on said lands, insured to the amount of five hundred dollars to the satisfaction of the mortgage or assigns, in some insurance company duly authorized to do business in this State, for the benefit of the party, of the second part, and assigns, who shall have possession of all policies of insurance and all renewal receipts thereof. And the said parties of the first part hereby waive all benefits of the stay, valuation, or appraisal laws of the State of Kansas. In witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

William C. Rigger (seal)
Lizzie M. Rigger (seal)

State of Kansas,
County of Douglas, ss:

Be it remembered, that on this 24th day of September A.D. 1888 before me Wm. T. Sinclair a Notary Public in and for the County & State as aforesaid, came William C. Rigger and Lizzie M. Rigger, his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged