

sum of Three hundred and fifty Dollars, lawful money of the United State of America ^{being for a part thereof} of part purchase money of above premises on the day and date hereof, made by the said Wm. T. Sinclair to the said Parties of the first part and secured to be paid by the certain promissory note of the said Parties of the first part bearing even date here-with, payable to the order of the said Wm. T. Sinclair in five (5) years from the date thereof, at his office, in Lawrence, Kansas with interest after maturity, or default in payment of interest, at the rate of twelve percent. per annum until the said principal sum is fully paid. The interest on said note from date to maturity, or default is to be paid semi-annually, on the 1st day of April and of October in each and every year, and as specified by interest notes or coupons of even date herewith, attached to the said note and payable at said office of Wm. T. Sinclair, in Lawrence, Kas, and in and by said promissory note it is agreed that if default be made in the payment of any interest coupon at maturity, then the said principal sum of Three hundred and fifty Dollars with all the interest thereon, shall immediately become due and payable.

Now, if the said parties 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 note, 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 note, 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 assigns, to be at any time thereafter exercised without 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 due and payable, as the mortgagor or assigns shall neglect or refuse to pay, and 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 and assessments or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then, in like manner, the said note and the