

pay, or cause to be paid the said sum of money in said note mentioned, with the interest thereon, according to the tenor & 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 & 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 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, as the mortgagor or assigns, shall neglect or refuse to pay, and charge them against said parties 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 parties 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 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 & profits thereof. And the said parties of the first part hereby waive all benefits of the stay, valuation or appraisement 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.

Nancy J. Carlson (seal)

E. A. Carlson (seal)

State of Kansas }
County of Douglas } ss.

Be it Remembered, That on this 15th day of October A.D. 1888 before me Wm. T. Sinclair a Notary Public in and for the County and State aforesaid, came Nancy J. Carlson & E. A. Carlson her husband who are personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

In Witness Whereof I have hereunto set my hand and affixed my of-