

of money as may have been paid by them, or any of them, for taxes and assessments, or for premiums and cost of insurance, or on account of, or to extinguish or remove any prior or outstanding titles, liens, claims or incumbrance on the premises hereby conveyed, with the aforesaid interest thereon, then, and in such case, this deed shall remain in full force and virtue, and the said promissory note with the interest accrued thereon, with cost of protest and protest damages, as provided by law, and all moneys which may have been advanced and paid by the said party of the second part, or the legal holder of said note aforesaid, with the aforesaid interest thereon, shall thereupon, each and every one of them, become and be presently due and payable, and this mortgage may be immediately foreclosed, at the option of said party of the second part, or the legal holder of said note and said party of the second part, or the legal holder of said note shall become and be at once entitled to the possession of the said above-described premises, and to have and receive all the rents and profits thereof. All appraisement and stay laws are hereby expressly waived.

And the said parties of the first part, for themselves and their heirs, executors and administrators, covenant to and with the said party of the second part, that the said parties of the first part are lawfully seized in fee of the premises hereby conveyed, and they have good right to sell and convey the same as aforesaid; that the said premises are free and clear from all incumbrance; that they will, and their heirs, executors and administrators shall, forever warrant and defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

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

Elhanan Hicks (seal)

Mary S Hicks (seal)

State of Kansas, Shawnee County, ss.

Be it Remembered, That on this 13<sup>th</sup> day of November in the year of our Lord one thousand eight hundred and eighty eight Elhanan Hicks and wife Mary S Hicks who are personally known to the undersigned a Notary Public in and for the County and State aforesaid, to be the identical persons who executed and whose names are subscribed to the foregoing deed as having executed the same, came before me and