

principal and interest shall immediately become due and payable at the option of the party of the second part; and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns interest at the rate of 12 per cent per annum, computed annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation so that the total amount of interest collected shall be, and not exceed, the legal rate of 12 per cent; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments with interest at twelve per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, his executors or administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, if a sale is waived or not, at the option of the party of the second part; and out of all the money arising from such sale to retain the amount then due, or to become due, according to the conditions of this instrument and interest at twelve per cent, per annum from the time of said default until paid, together with the costs and charges of making such sale, and a reasonable attorney's fee for the foreclosure of this mortgage, to be taxed as other costs in the suit.

And it is covenanted by the said parties of the first part hereunto, set their hands and seals, the day and year first above written.

John D. Place
Phoebe M. Place

(Seal)
(Seal)

State of Kansas
County of Douglas } ss.

Be it Remembered, that on this thirty first day of December A.D. 1887, before me a Notary Public in and for said County and State, came John D. Place and Phoebe M. Place husband and wife to me personally known to be the same persons described in, and who executed the foregoing mortgage, and truly acknowledged the execution thereof.

And it is covenanted by the said parties of the first part hereunto, set their hands and seals, the day and year last above written.

(Seal)

Walter H. Metcalf

My commission expires 25 day of November A.D. 1892 Notary Public
Recorded Jan. 2, 1889 at 5²⁰ o'clock P. M.

James Brooks
Register of Deeds

The following is endorsed on the original instrument:
J. W. C. Betts, the mortgage within subject, hereby acknowledged complete satisfaction of the within mortgage, secured, and hereby assigns the Register of Deeds of Douglas County, Kansas, to discharge