

the payment of any interest coupon at maturity; then the said principal sum of Twelve Hundred 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 notes mentioned, with the interest thereon, according to the tenor and effect of said notes, 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 notes, 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 his assigns to be at any time hereafter exercised without notice to the parties of the first part; and 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 charge them against said parties of the first part, and the amounts so charged shall be an additional lien on 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 party of the second part elect to pay such taxes, 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 mortgage or his 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 hereby waive all benefits of the stay, valuation or appraisal laws of the State of Kansas.

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

William J. Kilmore (seal)

Emma V. Kilmore (seal)

State of Kansas,  
County of Douglas } ss.

Be it Remembered That on this 31 day of January A.D. 1889 before me Wm. McClain a Notary Public in and for the County and State aforesaid, came William J. Kilmore and Emma V. Kilmore his wife who are personally known to me to be the same persons who