

mortgagor or assigns shall neglect or refuse to pay, and charge them against said party 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 percent per annum, payable annually, until fully paid and discharged; but whether the party of the second part elect to pay such taxes, assessments and insurance 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 party of the first part shall and will at her own expense, from this time until said notes and interest, and all liens and charges by virtue hereof, are fully paid off and discharged, keep the buildings erected and to be erected on said lands, insured to the amount of Eight Hundred Dollars to the satisfaction of the mortgagee or his assigns, in case no possible insurance company duly authorized to do business in this State, for the benefit of the party of the second part; and his assigns, who shall have possession of all the policies of insurance and all renewal receipts thereof. And the said party of the first part hereby waives all benefits of the stay, valuation or appraisement laws of the State of Kansas.

In Witness Whereof The said party of the first part, hath hereunto set her hand and seal the day and year first above written

Mary E. Carson *Real*

State of Kansas,
County of Douglas ^{ss:}

Be it Remembered, That on this 2d day of January A.D. 1889 before me Wm. A. Kinclair a Notary Public in and for the County and State aforesaid, came Mary E. Carson, a widow who is personally known to me to be the same person 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 official seal the day and year last above written.

W. A. Kinclair

Wm. A. Kinclair

My Commission Expires Sept. 13, 1892
Recorded Jan. 5, 1889 at 1³⁰ o'clock P. M.

Notary Public

James Brooks

Register & Recorder