

assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, and to keep the buildings erected and to be erected on said premises insured in favor of the second party or its assigns, in the sum of Dollars, in some responsible insurance company authorized to do business in the State of Kansas, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon, and as will effect such insurance at the expense of said first party, and such taxes penalties, costs and insurance shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of twelve per cent per annum. But if default be made in the payment of said note, or any part thereof, or any interest thereon, or of the taxes or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said note and the interest thereon and all taxes and insurance paid by said second party, or its assigns, become and be due and payable, or not, at the option of said second party or assigns, said option to be exercised without any notice whatever; and it shall be lawful for the party of the second part its executors, administrators, or assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisal hereby waived or not, at the option of the party of the second part, its executors, administrators or assigns, and out of all the money arising from such sale, to retain the amount then due according to the provisions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said George C. Brockett heirs or assigns.

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

G. C. Brockett (seal)

C. K. Brockett (seal)

State of Kansas, Douglas County, ss:

Be it Remembered, That on this Eighth day of March, A.D. 1877 before me, A. Hadley a Notary Public in and for said County and State, came G. C. Brockett and C. K. Brockett his wife to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof I have hereunto subscribed my hand and affixed my official seal on the day and year last above written.

My commission expires Dec. 7. 1878.

A. Hadley Notary Public

Recorded April 15. 1877 at 4²⁰ o'clock P.M.

J. D. Brooks

Register of Deeds