

thereto attached. And this conveyance shall be void if such payments be made as in said note and coupon thereto attached, and as is hereinafter specified. And the said party of the first part hereby agrees to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgage, in the sum of Dollars, in some insurance company satisfactory to said mortgage, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the party of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises and shall bear interest at the rate of twelve per cent. per annum. But if default be made in such payments or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sum paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part, and it shall be lawful for the party of the second part his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement thereby waived or not, at the option of the party of the second part his executors, administrators or assigns; and out of all the moneys arising from such sale, to retain the amount then due or to become due according to the conditions 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 Sarah Oswalt or his heirs and assigns.

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

Signed, sealed and delivered in the presence of

Sarah Oswalt

seal

John M. Newlin

State of Kansas,

County of Douglas

ss.

Be it remembered, That on this 13 day of December AD 1889 before me John M. Newlin a Notary Public in and for said County and State came Sarah Oswalt to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

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

My Commission Expires April 25, 1891.
Recorded Dec. 13, 1889 at 6 o'clock P.M.

John M. Newlin

Notary Public

James Briggs
Public of said