

day executed by the said Party of the first part to wit:

Note No. 1. for Six Hundred Dollars, due February first, 1891.

Note No. 2. for One Thousand Dollars, due August first 1891

Note No. 3 for One Thousand Dollars, due August first 1892 all dated July 15. 1890 payable to Sarah J. Shearer or order, at the Watkins National Bank of Lawrence Kansas with interest payable according to coupons attached to said notes. The party of the first part further agrees that she will pay all taxes and assessments upon the said premises before they shall become delinquent.

Now, if such payments be made as herein specified, this conveyance shall be void and shall be released upon demand of the party of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option 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 part is agree to pay to said second party and her assigns, interest at the rate of 10 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 10 per cent; but the party of the second part may pay any unpaid taxes charged against said property, and may recover for all such payments, with interest at ten per cent, in any suit for foreclosure of this mortgage; and it shall be lawful for the party of the second part, her 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 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 ten 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.

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

Margaret E. Watteville 

State of Kansas,
County of Douglas,) ss.

Be it Remembered, that on this fifteenth day of July A.D. 1890 before me a Notary Public in and for said County and State, came Margaret E. Watteville to me personally known to be the same person described in, and who ex-