

to be paid, when due, or in default of performance of any covenant herein contained, the said first party agrees to pay to the said second party, and its assigns, interest at the rate of ten (10) percent per annum, computed semi-annually on said principal bond from the date thereof to the time when the money shall be actually paid. Any payment made on account of interest shall be credited in said computation so that the total amount collected shall be, and not exceed, the legal rate of ten (10) percent.

Tenth: The said first party, agrees, that if the maker of said bond shall fail to pay or cause to be paid the principal or interest or any part thereof, at the time the same becomes due, or to conform or comply with any of the foregoing covenants, the whole sum of money herein secured shall become due and payable without notice, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interests and costs, together with statutory damages, and said second party, or any legal holder hereof, shall at once, upon the filing of a bill for the foreclosure of this mortgage, be forthwith entitled to the immediate possession of the above described premises and may at once take possession and receive and collect the rents, issues and profits thereof. For value received, the said party of the first part do hereby expressly waive an appraisement of said real estate, should the same be sold under execution, order of sale, or other final process, and do further waive all benefits of the stay, valuation or appraisement laws of the State of Kansas; and do further agree, that the contract embodied in this mortgage and bond secured hereby shall in all respects be governed, construed and adjudged according to the laws of Kansas, where the same is made. The foregoing covenants being performed, this conveyance to be void; otherwise of full force and virtue.

In Testimony Whereof, The said party of the first part have hereunto set their hands, this 1st day of April Eighteen Hundred and Ninety one

Attest: *Y. J. Johnson*
Witness to ~~John~~ mark + signature.
W. H. Gray

Eliza x Gray
William W. Gray

State of California ss. Angeles County, ss.

Be it Remembered, That on this Seventh day of April A.D. Eighteen Hundred and Ninety One before me, the undersigned, a Notary Public in and for said County and State, came Eliza Gray and William W. Gray her husband who are personally known to me to be the identical persons described in, and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last above writ-