thereof until paid, according to the terms of said promissory bond and ten certain coupons thereto attached. And this conveyance shall be void if such payments be made as in said promissory bond and coupons thereto attached and as hereinafter specified. And the parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties, cost or interest shall accrue on account thereof and to insure and keep said premises insured in favor of the parties of the second part or their assigns in a sum not less than Dollars in some insurance companies satisfactory to the legal holder of this mortgage and to deposit with him all policies of insurance carried on said premises and to cause all renewal receipts to be made and deposited in like manner, at least ten days before the expiration of the policies renewed, in default whereof the parties of the second part, their executors, administrators, or assigns, may pay the taxes, penalties, costs and interest and insure the same at the expense of the parties of the first part and the amount of such taxes, penalties, cost, interest, and insurance, shall from the payment thereof, become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of ten per cent. per annum. But if default be made by the parties of the first part, in such payments, or any part thereof, or interest thereon, or the taxes assessed on said premises, or the insurance thereon, or upon the commission of waste, then this conveyance shall become absolute, and said promissory bond and interest thereon and all taxes, penalties, costs, and interest thereon, and insurance premiums which may have been paid by the parties of the second part, their executors, administrators, or assigns, shall at the option of the legal holder hereof, at once become matured and be due and payable, and shall draw interest from maturity at the rate of ten per cent. per annum payable semiannually, and the legal holder hereof, shall be entitled to the immediate possession of the above described premises, and to receive the rents, issues and profits arising therefrom, and it shall be lawful for the parties of the second part, their executors, administrators, and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, without appraisement, and out of all the money arising from 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 parties making such sale on demand to the parties of the first part, their heirs and assigns. And the said parties of the first part, for said consideration, do hereby expressly waive an appraisement of said real estate, and all benefit of the Homestead Exemption and Stay laws of the State of Kansas, and agree to pay all fees for recording

The following is endorsed on the original instrument
the within described note is paid, and this mortgage