

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 party 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 become due, the said first parties agree to pay to said second party and their assigns interest at the rate of 10 percent 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 percent, but the parties of the second part may pay any unpaid taxes charged against said property, and may recover for all such payments, with interest at ten percent, in any suit for foreclosure of this mortgage; 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. Appraisement waived or not, at the option of the parties 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 percent 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.

Eliza A. Alkire

(Seal)

State of Kansas
County of Douglas. } ss.

Be it remembered, that on this 28th day of January A.D. 1892 before me a Notary Public in and for said County and State, came Eliza A. Alkire a widow to me personally known to be the same person described in and who executed the foregoing mortgage, and duly acknowledged the execution thereof.

In Witness Whereof, I have hereunto subscribed my name and affixed my Official Seal on the day and year last above written.

(Seal)

L. I. Steele

Notary Public

My commission expires the 18 day of June A.D. 1892.

Recorded Jan 28, 1892 at 2³⁰ o'clock P.M.

James Brooks
Register of Deeds