

Now if said parties of the first part, their executors, administrators or assigns, shall pay or cause to be paid to said parties of the second part, their executors, administrators or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the tenor and effect thereof, and shall keep the buildings erected and to be erected upon the premises above conveyed insured against loss or damage by fire in the sum of not less than six hundred dollars, by such insurance company or companies as shall be approved by said party of the second part, and in default of said insurance the said party of the second part may effect such insurance and the premiums paid for effecting the same, together with all expenses costs and charges incident thereto, with interest thereon at the rate of 10 per cent per annum from the date of payment thereof by said party of the second part until repaid by the said parties of the first part, shall be a lien upon said mortgaged premises added to the amount of said obligation and secured by these presents, and shall be included in and made a part of any judgment upon foreclosure of this mortgage, then these presents shall be wholly discharged and void, and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed or levied against said premises or any part thereof are not paid when the same are made due and payable, or if said insurance is not effected, and if the policy and certificates are not assigned, as aforesaid, then, and upon failure of the said parties of the first part to perform the foregoing provisions, covenants and agreement, or any or either of them, the whole of said sum, sums and interest thereon shall, at the option of the said parties of the second part, become due and payable forthwith, whether due by the terms of said note or not, and said parties of the second part shall be entitled to have and maintain action in any court of competent jurisdiction for the recovery of the whole sum secured by this mortgage, and for all costs and expenses of such suit. Appraisement waived.

In Witness Whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Executed & Delivered in Presence of

Chas. H. Coffin

Wm Stover

Ella Stover

State of Kansas

County of Shawnee

ss. Be it Remembered, That on this 31 day of March A.D. 1892 before me, the undersigned, a Justice of the Peace in and for the County and State aforesaid, came Wm Stover and Ella Stover (his wife), who are personally known to me to be the same persons who executed the within instrument of writing, and they duly acknowledged the execution of the same.

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

Chas. H. Coffin Justice of the Peace