

penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee in the sum of Five Hundred Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the part of the first part and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of ten percent per annum. And in case of default in the payment of any interest coupon herein covenanted to be paid for the period of ten days after the same becomes due, or in default of performance of any covenant herein contained, the said party of the first part agree to pay to the party of the second part, or his administrators or assigns, interest at the rate of ten percent per annum upon said principal sum of Six Hundred Dollars, from the time when the same was advanced and loaned by the party of the second part, and interest shall be so computed 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 ten percent, and if default be made in payment of said note or any part thereof or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part, 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 hereby waived or not, at the option of the party of the second part, her executors, administrators or assigns, and out of all the money arising from such sale, to retain the amount then 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 party making such sale, on demand to the said Josephine Eckher and her heirs and assigns.

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

Signed, sealed & delivered in the presence of

Mrs Josephine Eckher
J. J. Eckher

[seal]

[seal]

State of Kansas }
County of Douglas } ss

Be it Remembered, That on this 20th day of June A.D. 1892 before me L. Pfangler a Notary Public in and for said County and State came Josephine Eckher and J. J. Eckher husband to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.