

cent. per annum after due until paid, when the same shall become due either by maturity or by reason of the default or failure before mentioned.

Said parties of the first part agree to pay all taxes and assessments levied or assessed against said premises, or any part thereof, when the same are due and payable, and further to have any release of this mortgage made by the holder thereof recorded at their own proper expense.

It is further agreed that said parties of the first part shall, until this mortgage is paid off, keep the buildings erected and to be erected on said premises, or any part thereof insured against loss or damage by fire in some Insurance Company, approved by the holder thereof, in a sum of at least _____ Dollars, and cause the policy for said insurance to be assigned and delivered to said holder as collateral security for said Bond. In default of said insurance it shall be lawful for, but optional with, the holder of said Bond to effect such insurance, and the premium paid for effecting the same together with the costs and charges incident thereto, with interest thereon at the rate of ten percent per annum from the date of payment thereof until paid shall be a lien upon said mortgaged premises and be collected in same manner as the principal sum herein; but such payment shall not operate as a waiver of default aforesaid.

Now, If said parties of the first part shall pay said sum of money in said Bond and interest coupons mentioned and every part thereof, at maturity, according to the terms of said Bond and interest coupons, and to the legal holder thereof, and shall fully perform and comply with each and every of the conditions and agreements herein contained, then this conveyance shall be void. But in case of default in the payment of said sum of money, or either of them, or any part thereof, at maturity, or failure to perform or comply with any or either of the conditions or agreements herein contained, then this conveyance shall be and remain in full force and effect and become absolute; and the whole of the debt hereby secured shall immediately become due and payable at the option of the legal holder of said bond, without notice, and this mortgage may be immediately foreclosed and said premises sold for the payment of said indebtedness, principal and interest, and costs.

Appraisalment Waived.

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

Charles T. Gochenour

Josephine Gochenour

State of Kansas, County of Stevens ss.

Be It Remembered, that on this 11th day of February A.D. 1893 before me, the undersigned, a Notary Public, in and for said County and State, came Charles T. Gochenour and Josephine Gochenour, his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the execution of the same.