

And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, and in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon at the expense of said first parties, and such taxes, penalties, costs shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of ten per cent per annum. But if default be made in the payment of said note, or any part thereof, or any interest thereon, or of the taxes, is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said note and the interest thereon, and all taxes paid by said second party or his assigns, become and be due and payable, or not, at the option of said second party or assigns, said option to be exercised without any notice whatever, and it shall be lawful for the party of the second part his executors, administrators, or 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 his executors, administrators, or assigns, and out of all the moneys arising from such sale, to retain the amount then due according to the provisions 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 Henry F. Deister heirs or assigns.

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

Henry F. Deister [seal]

Mary F. Deister [seal]

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 13 day of October A.D. 1893 before me, Michael Roller, Justice of the Peace in and for said County and State, came Henry F. Deister and Francis Deister his wife to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

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

Michael Roller
Justice Peace

Recorded Oct. 18, 1893 at 11²⁰ o'clock AM.

James Brooks
Register of Deeds