

as in said notes thereto attached, and as is hereinafter specified. And the said party of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgage in the sum of Dollars in some insurance company satisfactory to said mortgage, in default whereof the said mortgage may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the party 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 10 per cent. per annum. But if default be made in such payment 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 part of the second part for insurance, shall be due and payable or not, at the option of the part of the second part, and it shall be lawful for the party of the second part his executors and 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, his executors, administrators or assigns, and out of all the moneys arising from such sale to retain the amount then due or to become 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 James M. Baldwin his heirs and assigns. In case of sale of the above farm the 1st note becomes due.

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

Signed & Delivered in Presence of

Alice Ulrich.

James M. Baldwin (seal)

Eliza J. Baldwin (seal)

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 9th day of Nov. A.D. 1893 before me, the undersigned, a Justice of the Peace in and for the County and State aforesaid, came James M. Baldwin and Eliza J. Baldwin his wife who are personally known to me to be the same persons who executed the within instrument of writing, and such persons did duly acknowledge the execution of the same.

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

M. H. Ulrich J. P.

The following is indorsed on the Original Instrument.
In consideration of full payment of the within mortgage.