

penalties shall accrue thereon, and to keep the buildings erected and to be erected on said premises, insured in favor of the party of the second part or his assigns, in the sum of One Thousand Dollars, in an insurance company agreeable to party of second part, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon, and effect such insurance at the expense of said parties of the first part, and such taxes, penalties, costs and insurance, 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 twelve per cent per annum. But if default be made in the payment of said notes, or any part thereof, or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said notes and the interest thereon, and all taxes and insurance paid by said party of second part or his assigns, become and be due and payable, or not, at the option of said party of second part 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 provision of this instrument, together with the costs and charges of making such sale, and the surplus if any there be, shall be paid by the party making such sale on demand to the said heirs or assigns.

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

Milton R. Winter [seal]

Louise K. Winter [seal]

State of Kansas, Douglas County, ss.

Be it Remembered, That on this 12th day of March A.D. 1894 before me S. Y. Nager a Notary Public in and for said County and State, came Milton R. Winter and Louise K. Winter his wife to me personally known to be the same persons 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.

(S. Y. Nager)

S. Y. Nager

Notary Public

My commission expires May 22nd 1896.

Recorded April 14. 1894. at 12 o'clock M.

James Brooke
Register of Deeds