

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 the full amount of said indebtedness, principal and interest, and costs.

It is agreed that in case the parties of the first part fail to pay said taxes and assessments when due, or fail to keep said buildings insured as herein agreed, the holder of said bond may elect to pay such taxes and assessments and insure said buildings, and the sums paid therefor shall bear interest at the rate of ten per cent. per annum from the time of payment and be a lien on said premises secured by this mortgage, and collected in the same manner as said principal sum, but notwithstanding such election, said bond shall immediately become due and payable, at the option of the legal holder hereof without notice, as provided in said bond.

It is agreed that the holder of said bond shall have the right to collect any and all sums of money that may at any time become payable on any policy of insurance assigned as aforesaid as collateral security, and may deduct from said money so collected and costs and expenses of collecting the same, applying the residue to the payment of said bond and interest, or may elect to have the buildings on said premises repaired, or new buildings erected thereon, or may deliver any such policy to said parties of the first part, and require them to collect the same at their own risk and expense, and apply the proceeds thereof to the payment of said bond and interest.

It is agreed that after the conditions of this mortgage are broken, the holder of said bond shall be entitled to the immediate possession of said premises, and the rents, issues and profits thereof, to be collected by a duly appointed receiver, or otherwise.

Appraisement Waived.

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

Adelia H. Burgoon
Thomas Burgoon

State of Kansas, County of Douglas, ss.

Be it Remembered, That on this day of August A.D. 1894, before me, the undersigned, a Notary Public in and for said County and State, came Adelia H. Burgoon and Thomas Burgoon 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.