

ance shall remain in full force and effect and become absolute, and the whole of the debt thereby shall become due and payable at the option of the party of the second part, without notice, and this mortgage may be immediately foreclosed and said premises sold for the payment of the full amount of the said indebtedness and cost.

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 party of the second part may elect to pay such taxes and assessments, and insure said buildings, and the parties of the first part shall be fined at the rate of two per centum per month on the sums paid therefor, and said fines shall become a lien on said share of Installment Series Stock herein mentioned, and shall be collected in the manner provided in the by-laws of the party of the second part; but notwithstanding such election, said note and agreement shall immediately become due and payable, at the option of the party of the second part, without notice, as provided in said note and agreement.

It is agreed, that the party of the second part shall have the right to collect any and all sums of money that may at any time become due and payable on policies of insurance, assigned as aforesaid as collateral security, and may deduct from said money so collected, the cost and expense of collecting the same, applying the residue to the payment of said agreement, or may elect to have the buildings on said premises repaired or new buildings erected thereon, or may deliver any such policies to the 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 note and agreement and interest.

It is agreed, that after the conditions of this mortgage are broken, the party of the second part shall be entitled to 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.

Cicero S. Robinson

Elizabeth M. Robinson

State of Kansas, County of Douglas, ss.

Be it Remembered, That on this 7 day of September A.D. 1894 before me, the undersigned, a Notary Public in and for said County and State came Cicero S. Robinson & Elizabeth M. Robinson 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