

said party of the second part as and for taxes upon the said real estate. And it is also intended that this mortgage shall secure such further sum or sums as the said party of the second part may pay for taxes upon the said real estate. It is hereby intended to make all sums so paid for taxes a lien upon said real estate, subject only to said mortgage. And it is hereby covenanted, stipulated and agreed that the statute of limitations shall not be plead as a defense to any part of the sums so paid for taxes by said party of the second part upon said real estate in any action in which said party of the second part may seek to recover judgment for the same and to have said sums declared a lien upon said real estate. This conveyance shall be void if the said sum, and all other sum or sums so paid for taxes, shall be repaid by the said parties of the first part to the said party of the second part, which sums said parties of the first part now promise and agree to repay; but if default be made in such payment, or any part thereof, or the interest thereon, as hereinafter specified, then this conveyance shall become absolute and all sums so paid for taxes by the said party of the second part, together with interest thereon at the rate of seven per cent. per annum from the date the same was paid, as aforesaid, until the same shall be repaid by the said parties of the first part to said party of the second part, shall become due and payable, and it shall be lawful for the said party of the second part, his executors, administrators, and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof in the manner prescribed by law, and out of all the moneys arising from such sales to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the said party making such sale, on demand, to the said Carrie Eldridge, her heirs and assigns.

It is hereby stipulated and agreed that the said sum of two hundred and twenty three dollars (\$223.00), and all further sums paid by the said party of the second part for taxes on said real estate, as aforesaid, shall be due and payable on demand, and in case foreclosure proceedings are commenced upon said mortgage for sixteen hundred dollars (\$1600.00) that all of said sum or sums shall become at once due and payable without demand.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written

Carrie Eldridge (Seal)
D. M. Eldridge (Seal)

State of Kansas
County of Douglas } ss.

Be it Remembered that on this Eleventh day of April A.D. 1894, before me