

the space of six months after the payment thereof shall fall due, or if said tax or taxes, or any taxes whatsoever levied or assessed upon said real estate shall remain unpaid after the same become delinquent, or any Mechanics Liens shall remain unpaid after the rendition of judgment in any court establishing the same, or if said O. G. Markham and Socia B. Markham shall fail or neglect to keep said buildings insured as provided in said Bond and the policy or policies of insurance duly assigned and delivered to said Association, then and in such case the whole principal debt aforesaid, being the principal of said loan, and all interest and premium accrued thereon, together with all fines and penalties assessed against said shares of stock according to the by-laws and rules of said Association shall at the option of said Association, its successors, or assigns, immediately thereupon become due and payable for all purposes whatsoever, and the said Association may, at its option, proceed to recover the whole amount due under the provisions of said Bond, and cause this Mortgage to be foreclosed, or the said Association may pay said taxes, or said judgments for Mechanics Liens, or cause said buildings to be insured for the amount above specified, and the amount of taxes so paid, and the amount paid to discharge said Mechanics Liens, and the amount of premium paid for said insurance, by said Association, shall be added to and become a part of the amount secured by said Bond and this Mortgage, and that the same shall bear interest at the rate of eight per cent. per annum until the repayment thereof to this Association.

Now therefore, if the said parties of the first part shall fully and faithfully comply with the conditions and agreements contained in said Bond and in this Mortgage according to the true tenor thereof, then the party of the second part shall release the property hereinbefore described, at the cost of said parties of the first part.

And it is further expressly understood and agreed that in any sale of the said described land under the provisions of this Mortgage, appraisement of the same is hereby waived.

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

O. G. Markham (seal)

Socia B. Markham (seal)

State of Kansas
County of Douglas } ss.

Be it Remembered, that on this 4 day of September A.D. 1895 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came O. G. Markham and Socia B. Markham his wife who are to me personally known to be the same persons who executed the