

the expense of such taxes and accruing penalties, interest and costs, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of ten per cent. per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon, remaining unpaid or which may have been paid by the party of the second part, shall be due and payable or not, at the option of the party of the second part, and it shall be lawful for the 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, appraisal 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 or to become due according to the conditions 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 Henry & Mary F. Dieter their heirs and assigns.

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

Signed, sealed & delivered in the presence of

Henry F. Dieter [seal]

Mary F. Dieter [seal]

State of Kansas
County of Douglas } ss.

Be It Remembered, That on this 7th day of April A.D. 1896 before me Guy Sherman a Notary Public in and for said County and State came Henry F. and Mary F. Dieter husband and wife to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.



Guy Sherman

Notary Public

My Commission Expires 26 Feb. 1900.

Recorded April 14, 1896 at 2:00 o'clock P.M.

James Brooks

Register of Deeds