

Maker has option of paying \$1,000⁰⁰ or any multiple thereof at the maturity of any interest coupon after two years.

To have and to hold, The premises above described, with the appurtenances thereunto belonging to said second party and her assigns forever. And the said parties of the first part covenant with the said party of the second part, as follows, That they have good right to sell and convey said premises; that the said premises are free from encumbrance; that they will warrant and defend the title against the lawful claims of all persons; that they do hereby release all rights of dower in and to said premises, ^{and} relinquish and convey all their rights of homestead therein; that they will pay, or cause to be paid to said second party, or order, at United States Trust Co. Kansas City, Mo, their certain promissory note for Twenty five Thousand ^{no} Dollars payable Five years from date, with interest thereon from date until due, at the rate of Seven percent, per annum, payable annually on the First day of January in each year according to coupons attached of even date herewith and ten percent, per annum, after maturity, until paid, payable annually on days above indicated. All of said notes are dated at Lawrence Kansas, April 20, 1897 and made payable to the said Annie R. Chaffee and signed by Amanda M. Mitchell.

The said first parties also agree to pay all taxes and assessments levied upon said Real Estate before the same become delinquent, and if not paid, the holder of this Mortgage may without notice, declare the whole sum of money herein secured due and collectible at once, or may elect to pay such taxes or assessments, ^{and} be entitled to interest on the same at the rate of ten percent per annum, and this Mortgage shall stand as security for the amount so paid, with such interest.

The said first parties further agree, at the option of said second party, to keep the buildings on said premises insured in some responsible and approved company or companies, for the benefit of said second party.

The said first parties agree that if the maker of said note shall fail to pay any of said money, either principal or interest within thirty days after the same becomes due, ^{or to} ^{comply} with any of the foregoing covenants, the whole sum of money herein secured shall thereupon become due and payable at once, and this Mortgage may thereupon be foreclosed immediately for the whole of said money, interest