

payable in five years from date thereof with interest thereon from the date thereof, until paid according to the terms of said note and coupons thereto attached, And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified, And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgage, in the sum of One Thousand Dollars, in some insurance company satisfactory to said Mortgagee, in default whereof the said Mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties of the first part, and the expense of such taxes and accruing penalties, interests and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear ^{made} interest at the rate of 10 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, or if the insurance is not kept up thereon, 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, and all sums paid by the party of the second part for insurance, 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, her executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part her 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 Charles E. Esterly, his heirs and assigns. In Testimony whereof the said parties of the first part, have hereunto set their hands and seals the day and year last above written

Rev. Stamp
20c

Chas. E. Esterly 
Lena H. Esterly 

State of Kansas }
County of Douglas }

Be it Remembered, That on this 24th day of September A.D. 1898, before me, N. C. Spangler, a Notary Public in and for said County and State came Charles E. Esterly & Lena H. Esterly Husband & Wife