The parties of the first part further agree that they will keep the buildings on said property insured for $ in some approved Insurance Company, payable in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee as collateral security thereto. Now if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or if said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part; and in case of such default of any sum covenanted to be paid, for the period of ten days, after the same becomes due, the said first parties agree to pay to said second party or his assigns, interest at the rate of ten per cent per annum, computed semi-annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be and not exceed the legal rate of ten per cent per annum; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up the insurance, and may recover for all such payments with interest at ten per cent per annum in any suit for foreclosure of this mortgage; and it shall be lawful for the parties of the second part their executors administrators or assigns, at any time thereafter to sell the premises hereby granted, or any part thereof in the manner prescribed by law, appraisement waived or not, at the option of the parties of the second part, and out of all the money arising from such sale, to retain the amount then due or to become due, according to the conditions of this instrument, and interest at ten percent per annum from the time of said default until paid, together with the costs and charges of making such sale, to be taxed as other costs in the suit. In Witness whereof the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Eva. E. Creel (seal)
G. L. Creel (seal)

State of Kansas,
County of Douglas. } ss. Be it remembered that on this 18th day of August A.D. 1900 before me a in and for said County and State came Eva. E. Creel and G. L. Creel his wife to me personally known to be the same persons described in and who executed the foregoing mortgage and duly acknowledged the execution thereof. In witness whereof I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

C. M. Manter
Notary Public

L. S.

My commission expires January 23 1904.

Recorded August 18th 1900. at 4:30 o'clock P.M.

G. H. Dorman
Register of Deeds.