

annually, as for coupons, ^{Rev. Stamp 50 cts.} Now, if said J. A. Motter & Annie E. Motter shall will and truly pay, or cause to be paid, the sum of money in said note mentioned, with the coupons thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money, or any part thereof, or any coupon thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest coupons shall, at the option of said party of the second part, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note and the whole of said sum, shall immediately become due and payable; and upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, the party of the second part, her heirs, executors, administrators and assigns, shall be entitled to a judgment for the sum due upon said note, and the additional sums paid by virtue of this mortgage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of the said parties of the first part, their heirs and assigns, and all persons claiming under them, at which sale appraisement of said property is hereby waived by said parties of the first part. And all benefit of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by said parties of the first part. And the said parties of the first part shall and will at their own expense from the date of the execution of this Mortgage until said note and interest coupons, and all taxes and charges by virtue hereof are fully paid off and discharged, keep the buildings erected, and to be erected on said lands, insured, in some responsible insurance company, duly authorized to do business in the State of Kansas, to the amount of two thousand dollars, for the benefit of said party of the second part; and in default thereof said party of the second part may effect said insurance in her own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured. And the said parties of the first part do hereby covenant and agree that at the delivery thereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, her heirs and assigns forever, against