

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 notes from the date thereof to the time when the money shall be actually paid, and any payment 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 may pay the interest coupons past due, and also one year in advance, upon the first mortgage, and may pay for any insurance required under the first mortgage, 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 party of the second part, his executor, administrator 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 party of the second part, 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, and interest at ten per cent. per annum from the time of said default until paid, together with the costs and charges of making such sale. In witness whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Geo. D. Rogers (seal)

Nellie A. Rogers (seal)

State of Kansas } S.S.
County of Douglas }
Be it remembered that on this 16th day of April A.D. 1900, before me, a — in and for said county and State, came George D. Rogers and Nellie A. Rogers 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.



My Commission expires January 23, 1904.

C. M. Maule,
Notary Public.

Recorded April 16, A.D. 1900, at 11th o'clock, A.M.

W. B. Morgan,
Register of Deeds.