party. In case of failure to keep said buildings so insured, and to deliver the policy or renewal receipts as agreed, the holder of this mortgage may effect such insurance and the amounts so paid with interest at ten per cent per annum, shall be immediately due and payable, and shall be secured by this

Default. mortgage. Fourth. If the maker or makers of said notes shall fail to pay either principal or interest, when the same becomes due; or any notes given in renewal of the notes herein; or any notes given as evidence of interest on any extension of the time of payment of the debt herein secured, when the same shall be due, or there is failure to conform to or comply with any of the foregoing

Foreclosure. covenants or agreements, or if title of mortgagor is other than fee simple, free and unincumbered; the whole sum of money herein secured shall thereupon become due and payable at the option of the said second party without notice, and this

Kansas Law. mortgage may be foreclosed. Fifth. That the contract embodied in this mortgage shall in all respects be governed, construed and adjudged according to the laws of Kansas. Receiver. Sixth. That upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein, and collect the rents and profits thereof, the amount so collected by such receiver to be applied, under the direction of the court, to the payment of any judgment

Mortgagee's Option. rendered or amount found due under this mortgage. Seventh. That any failure of the said second party to exercise any option hereby given or reserved, shall not estop it from afterwards exercising any such or other option at

Performance. any time. The foregoing conditions, covenants and agreements being performed this conveyance shall be void, and shall be released by the said second party, (and in case of failure of the said second party to release this mortgage, all claim for statutory penalty or damages is hereby released) at the cost and expense of the said first party, otherwise to remain in full force and virtue. In testimony

Execution. whereof, the said first party have hereunto set their hands, the day and year first above written. Rev. Stamps $8.50

Sarah G. Thacher, Trustee

changes, erasures and interlineations made prior to signature.

The State of Kansas,
Douglas County } s.s. Be it remembered, that on this 28th day of April A.D. 1900, before

Acknowledgment. the undersigned, a Notary Public in and for said county, personally appeared Sarah G. Thacher, Trustee, who are to me personally known to be the identical persons who executed the foregoing mortgage deed, and duly acknowledged the execution of the same. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

(L.S.)

Geo. A. Banks
Notary Public, Douglas County, Kansas

My commission expires Dec. 1st 1900.
Recorded April 28th, A. D. 1900, at 4 o'clock, P.M.

G. S. Dorrynger
Register of Deeds

The following is indorsed on the original instrument
For value received I hereby sell and assign the within mortgage and the notes therein described to Mary M. Rendlett Riverhead N.Y.
As witness my hand this 22d day of May 1900. Wilder S. Metcalf. State of Kansas, Douglas County ss