

per annum from the date of payment thereof by said party of the second part until repaid by the said party of the first part, shall be a lien upon said mortgaged premises, added to the amount of said obligation and secured by these presents, and shall be included in and made a part of any judgment upon foreclosure of this mortgage, then these presents shall be wholly discharged and void, and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed or levied against said premises or any part thereof are not paid when the same are by law made due and payable, or if said insurance is not effected, and the policy and certificates are not assigned, as aforesaid, then, and upon failure of the said party of the first part to perform the foregoing provisions, covenants and agreements, or any or either of them, the whole of said sum, sums and interest thereon shall, at the option of the said party of the second part, become due and payable forthwith, whether due by the terms of said note or not, and said party of the second part shall be entitled to have and maintain his action in any court of competent jurisdiction for the recovery of the whole sum secured by this mortgage, and for all costs and expenses of such suit. Appraisal waived. In witness whereof, the said party of the first part has hereunto set his hand the day and year first above written.

Louis Schuster

Executed and delivered in presence of

- C. F. Richards -

State of Kansas) ss.

County of Douglas)
Be it remembered, that on this 31st day of December A.D. 1901, before me, the undersigned, a Notary Public in and for the county and State aforesaid, came Louis Schuster, unmarried, who personally known to me to be the same person who executed the within instrument of writing, and he duly acknowledged the execution of the same. In witness whereof, I have hereunto set my hand and affixed my notarial seal, the day and year last above written. My commission expires April 7 - 1902



C. F. Richards,

Notary Public.

Recorded Jan 2, A.D. 1902, at 8⁴⁵ A.M.

C. F. Lippman,
Register of Deeds,
Douglas County, Kansas.