in five years from date thereof, with interest thereon from date at six per cent per annum according to the terms of one certain promissory note this day executed and delivered by the said parties of the first part, to the said party of the second part; and this conveyance shall be void if such payment be made as in said note & coupons and in this instrument specified. And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed, against said premises before any costs or penalties shall accrue thereon, and to keep the buildings erected and to be erected on said premises insured in favor of the second party or his assigns in the sum of — Dollars, in some responsible insurance company authorized to do business in the state of Kansas, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon and as will effect such insurance at the expense of said first parties, and such taxes, penalties, costs, and insurance shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of eight per cent per annum. But if default be made in the payment of said note, or any part thereof, or any interest thereon or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said note and the interest thereon and all taxes and insurance paid by said second party or his assigns, become and be due and payable, or not at the option of said second party or assigns, said option to be exercised without any notice whatever, and it shall be lawful for the party of the second part his 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 hereby waived or not, at the option of the party of the second part his executors, administrators, or assigns, and out of all moneys arising from such sale to retain the amount then due according to the provisions of this instrument together with the costs and charges of making such sale and the overplus if any there be shall be paid by the party making such sale on demand to the said G. L. Sager heirs or assigns. In Testimony whereof the said parties