

these presents do become immediately due and payable, if the holder hereof so elects without notice. Said parties of the first-part agree to keep the buildings upon said premises insured until all said notes are paid in a reliable insurance company for the benefit of the mortgagee in the sum of at least \$500 and upon failure of said parties of the first-to keep said buildings insured, the holder hereof may insure the same and shall be entitled to recover from the parties of the first-part the amount paid for such insurance with 12 per cent interest and the same shall be a lien upon said premises secured by this mortgage.

Upon default of the above covenants and conditions or any or either of them the party of the second-part his heirs and assigns shall be entitled to the immediate possession of said premises and to the rents issues and profits of the same.

In case of foreclosure of this mortgage said real estate shall be sold with or without appraisement as the holder hereof may elect. The parties of the first-part agree to pay all expenses of recording this mortgage and assignment and release of same.

In Witness Whereof The said parties of the first-part have hereunto set their hands the day and year first above written,
Mrs. S. C. Hoyt.

State of Kansas, Douglas County, ss.

Be it Remembered That on this 14 day of November A.D. 1882 before me the undersigned a Notary Public in and for the County and State aforesaid came Mrs. Sarah C. Hoyt who is personally known to me to be the same person who executed the foregoing instrument and she 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.



Com. expro. mchs. 4th 1884.

A. H. Johnson

Notary Public

Douglas County, Kansas,

Recorded November 16th 1882 at 10⁵⁵ O'clock a.m.

Attest
Register of Deeds.