of the said Wm. P. Sinclair at his office in the City of Lawrence Co.
State of Kansas with interest at the rate of 8 per cent. per annum
from date until said principal sum is fully paid said interest
to be paid semi-annually, on the 20th days of January and of July
in each and every year said several installments of interest being
further specified by interest notes or coupons of even date
herewith attached to said notes and payable at said Wm. P.
Sinclairs office in the City of Lawrence Kansas and in and by
said promissory notes it is agreed that if default be made in
the payment of any one of the installments of interest aforesaid
at the time and place aforesaid then at the election of the
legal holder of said notes the said principal sum of Seven Hundred
and Fifty dollars shall at once become due and payable any
thing therein before contained to the contrary notwithstanding such
election to be made at any time after the expiration of three days
without notice. Now if the said parties of the first part shall
well and truly pay or cause to be paid the said sum of
money in said notes mentioned with the interest thereon
according to the tenor and effect of said notes then these presents
shall be null and void. But if said sum of money or any interest
thereon is not paid when the same is due and payable or if
any taxes or assessments levied against said property are not paid
when the same are payable then, in either of these cases the
whole of said sum mentioned in said notes together with the
interest thereon shall and by this indenture does immediately
become due and payable at the option of the party of the
second part or his assigns to be any time thereafter exercised
without notice to the parties of the first part; but the legal holder
of this mortgage may at his option pay or cause to be paid the
said taxes and assessments so due and payable and charge
them against said parties of the first part and the amounts
so charged shall be an additional lien upon the said
mortgaged property and may be enforced and collected in
the same manner as the principal debt hereby secured
together with interest at the rate of ten per cent. per annum
payable semi-annually until fully paid and discharged;
but whether the party of the second part elect to pay such taxes and
assessments or not it is distinctly understood that in all cases of
delinquencies as above enumerated then in like manner the said
note and the whole of said sum shall immediately become due and
payable and said mortgagee or his assigns may immediately
cause this mortgage to be foreclosed and shall be entitled to the
immediate possession of the premises and the rents issues and
profits thereof. And said parties of the first part hereby promise
and agree to and with said party of the second part