

made and deposited in like manner at least ten days before the expiration of the policies renewed in default whereof the parties of the second part their executors administrators or assigns may pay the taxes penalties costs and interest and insure the same at the expense of the parties of the first part and the amount of such taxes penalties costs interest and insurance shall from the payment thereof become an additional lien under this mortgage upon the above described premises and shall bear interest at the rate of twelve per cent per annum. But if default be made by the parties of the first part in such payments or any part thereof or interest thereon or the taxes assessed on said premises or the insurance thereon then this conveyance shall become absolute and said promissory bond and interest thereon and all taxes penalties costs and interest thereon and insurance premiums which may have been paid by the parties of the second part their executors administrators or assigns shall at the option of the legal holders hereof at once become and be due and payable and the legal holder hereof shall be entitled to the immediate possessions of the above described premises and to receive the rents issues and profits arising therefrom and it shall be lawful for the parties of the second part their executors administrators and assigns at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law without appraisement and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions 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 parties making such sale on demand to the said parties of the first part their heirs and assigns. And the said parties of the first part for said considerations do hereby expressly waive an appraisement of said real estate and all benefit of the Homestead Exemption and Stay Laws of the State of Kansas.

In Witness Whereof The said parties of the first part have hereunto set their hands and seals the day and year first above written

John S. Speraw { Seal?
Lydia Speraw { Seal?

State of Kansas }
County of Douglas } ss.

Be it Remembered That on this 22 d.
day of March A. D. 1883 before me James L. Stevens Notary