

at once at the option of the second party and this mortgage may thereupon be foreclosed immediately for the whole of said money interest and cost without further notice

And it is expressly agreed and stipulated that in the event the debt secured by this mortgage shall not be paid when due by the terms of the said bond or promissory note or when it shall become due by reason of the breach of any of the conditions of this mortgage it shall bear interest at the rate of twelve per cent from the date hereof and the holder thereof shall recover principal and twelve per cent interest thereon from the date hereof and shall recover for all moneys paid for taxes and insurance as aforesaid and for all moneys paid to extinguish or release any prior or outstanding title or lien on said premises and twelve per cent interest thereon less the amount of interest which may have been paid on said indebtedness and cash and all of said sums which said holder is so entitled to recover may be included in any judgment rendered in any suit instituted for the foreclosure of this mortgage. It is further agreed and stipulated that in the event of the failure to pay any said sums of money or any part thereof as above provided the said second party or assigns shall be at once entitled to and may at his option by himself or agent take immediate possession of said property and rent or cultivate the same and shall account to said first party only for the net profits thereof. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the collection of said sums by foreclosure or otherwise

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

Clark B. Mustard {Seal}

Mattie E. Mustard {Seal}

State of Kansas Douglas County ss.

Be it Remembered That on this 24th. day of May A. D. 1883 before me the undersigned a Notary Public in and for the County and State aforesaid came Clark B. Mustard and Mattie E. Mustard husband and wife who are personally known to me to be the same persons who executed the foregoing instrument and they duly acknowledged the execution of the same to be their voluntary act and deed

In Witness Whereof I have hereunto set my hand and affixed my seal the day and year last above written