

taxes and assessments of every nature which are or may be assessed and levied against said premises or any part thereof are not paid when the same becomes due and payable then all of said notes and interest thereon shall and by 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 \$1100⁰⁰ and upon failure of said parties of the first part 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 appraisal 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.

Samuel Bing
Annie Bing

State of Kansas Douglas County ss.

Be it Remembered That on this 13th day of June A.D. 1883 before me the undersigned a Notary Public in and for the County and State aforesaid came Samuel Bing and Annie Bing his 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.

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

L. S. Steele Notary Public
Lawrence Kansas

[L. S.]

Term expires June 17. 1886

Recorded June 13th 1883 at 5³⁰ o'clock P. M.

Alfred
Register of Deeds.