to-wit: Note No. 1, for Seventy Five Dollars due on or before Dec. 1st 1884. Note No. 2, for Seventy five Dollars, due on or before Dec. 1st 1885. all dated Dec. 1st 1883 payable to D. D. Hoadley or order at his office in Lawrence Ks. with interest payable annually on the first day of Dec. in each year, The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent; and they will keep the buildings on said property insured in some approved Insurance Company payable in case of loss to the mortgagee or assigns and deliver the policy to the mortgagee, as collateral security hereto.

Now if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof, or any interest thereon, or of said taxes or assessments as provided, or if default be made in the agreement to insure of if waste is committed on or improvements are removed from the land, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due the said first parties agree to pay to said second party and his assigns, interest at the rate of 12 per cent. per annum computed annually on said principal note, from the date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of 12 per cent: but the part of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance and may recover for all such payments, with interest at twelve per cent in any suit for foreclosure of this mortgage: and it shall be lawful for the part of the second part his executors, administrators and assigns, at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law, Appraisment