

interest thereon, according to the terms of two certain mortgage notes and 10 interest notes or coupons this day executed by the said William Crum and Mary M. Crum to-wit: Note No. 1, for Four Hundred Dollars due January 1st 1887. Note No. 2, for One Hundred Dollars, due January 1st 1886, all dated December 8th 1883, payable to Griffith and Russell or order, at the Merchants Bank of Lawrence, Kans. with New York Exch with interest, payable semi-annually on the first days of January and July in each year according to coupons attached to said notes. 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 assignee, and deliver the policy to the mortgagee as collateral security hereto.

Now, if such payment 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, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part 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 party 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 party of the second part his executors, administrators and assignee