

months in the payment of any sum covenanted to be paid in said promissory note or said indenture, or in paying the taxes or insurance premiums herein covenanted to be paid; or in case of the breach of any covenant in said promissory note or said indenture or herein contained; or if said premises become unoccupied and vacant for the space of three months; or strip and waste be committed; all sums hereby secured shall, at the option of the party of the second part, or his assigns, at once become due and payable and bear interest at the rate of ten per cent, per annum until paid and the party of the second part shall have the right to foreclose this mortgage according to law, and to have a Receiver appointed to take charge of, care for and rent said premises, and out of the rents, issues and profits derived therefrom to pay the cost of repairs, taxes and insurance premiums, and the residue, if any there be, after paying said Receiver a reasonable compensation for his service, shall be applied upon the debt hereby secured.

The party of the first part further agrees that the fees for continuing the abstract of title of said premises to the date of filing foreclosure action, shall be included in any judgment and decree of foreclosure hereunder.

The party of the first part, for said consideration, hereby expressly waive appraisalment of said real estate, and all the benefits of the homestead exemption and stay laws of the State of Kansas.

The foregoing conditions being performed, this conveyance shall be void and this mortgage discharged, other wise to remain in full force and effect.

In Witness Whereof, the party of the first part has hereunto subscribed her name and affixed her seal the day and year first