

are payable at Kansas City, Mo. and bear interest from maturity until paid at the rate of Six per cent per annum, payable semi annually. Now, If the said D.S. Wadlington and Arlene Wadlington, his wife shall well and truly pay, or cause to be paid the sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money, or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest shall, at the option of said party of the second part or assigns by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or maybe assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum shall immediately become due and payable; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the party of the second part his heirs, executors, administrators and assigns, shall be entitled to a judgment, for the sum, due upon said note and the additional sums paid by virtue of this Mortgage, and all costs and expenses, of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of the said parties of the first part, their heirs and assigns, and all persons claiming under them, at which sale approval of said property is hereby waived by said parties of the first part.