

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 sums,
 and interest shall, at the option of said
 parties 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 may be 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
 notes, and the whole of said sums 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 parties of the second part their
 heirs, executors, administrators and assigns,
 shall be entitled to a judgment, for the sums
 due upon said notes 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 appurtenances of said property is
 hereby waived by said parties of the first part
 And all benefits of the Homestead, Exemption and
 City Laws of the State of Kansas, are hereby waived
 by said parties of the first part. And the said parties
 of the first part shall and will at their own
 expense from the date of the execution of this
 this Mortgage until said notes and interest and
 all liens and charges by virtue hereof are fully
 paid off and discharged, keep the buildings
 erected, and to be erected on said lands, insured,
 in some responsible insurance company duly
 authorized to do business in the State of Kansas,
 to at least the amount of Three Thousand and $\frac{00}{100}$.