

15, 1910 with interest from date to maturity at the rate of six per cent per annum payable semi-annually, as evidenced by two interest coupon notes of even date herewith and attached thereto, for the sum of \$7.50 each falling due on the 15th days of June and Dec in each year; both principal and interest notes are payable at National State Bank Boulder Colorado and bear interest from maturity until paid at the rate of eight per cent per annum, payable semi-annually. This mortgage is subject to a first mortgage of Four Hundred and Fifty dollars (\$450.00) Now if the said Mrs. Emma Freeman 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 the said sum of money or either of them or any part thereof or any interest thereon be not paid when the same becomes due, then, and in that case the whole of said sum and interest shall at the option of said party of the first 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 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 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 party of the first part her heirs and assigns and all persons claiming under her, at which sale appraisal of said property is hereby waived by said party of the first part. And all benefits of the Homestead, Exemption and stay laws of the State of Kansas are hereby waived by said party of the first part and the said party of the first part shall and will at her own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the building 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 the amount of Seven Hundred Dollars, for the benefit of the said party of the second part or his assigns; and in default thereof said party of the second part may at his option effect such insurance in his own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may at his option pay any taxes or statutory liens against said property, all of which sums with eight percent interest may be enforced and collected in the same manner as the principal debt hereby secured. And the said party of the first part does hereby covenant and agree that at the delivery hereof said Mrs. Emma Freeman is the lawful owner of the premises above granted and seized of a good and lawful