

But if 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 second part, 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 of 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 appraisalment of said property is hereby waived by said parties of the first part, and all benefit of the Homestead, Exemption and Stay 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 mortgage until said note 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 the amount of Dollars, for the benefit of said party of the second part; and in default thereof said party of the second part may effect said 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 be enforced and collected in the same manner as the principal debt hereby secured And the said parties of the first part do hereby covenant and agree that at the delivery hereof they the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part his heirs and assigns forever, against the lawful claims of all persons whomsoever. In Witness Whereof, The said parties of the first part have here

unto set their hands the day and year first above written.

Executed and delivered in presence of  
Roy Hesseltime

Emma Atkinson (SEAL)

Erastus Atkinson (SEAL)

State of Kansas, County of Nemaha, SS. Be it remembered, that on this 9th day of March A.D. 1910, before me, the undersigned, a Notary Public in and for said County and State, came Emma Atkinson and Erastus Atkinson, her husband who are personally known to me to be the identical persons described in