

undertaking by the parties of the first part as herein provided, to pay any taxes or assessments is legally inoperative, then, in any such event the debt hereby secured, without deduction, shall, at the option of the party of the second part, become immediately due and collectible, notwithstanding anything contained in this mortgage or any law hereafter enacted. The parties of the first part further agree not to suffer or permit all or any part of the taxes or assessments to become or remain delinquent, nor to permit the said property or any part thereof, or any interest therein, to be sold for taxes, and further agree to furnish annually to the party of the second part, on or before the tenth day of July the certificate of the proper authority, showing full payment of all such taxes and assessments. Sixth. That the parties hereto further agree that all the covenants and agreements of the parties of the first part herein contained shall extend to and bind their heirs, executors, administrators, successors and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns. Seventh. that if such payments be made as are herein specified, this conveyance shall be void; but if any note herein described, whether for principal or interest, or or any part of the indebtedness secured by this mortgage or any interest thereof, be not paid when due, or if default be made in any covenant or agreement herein contained, then this conveyance shall become absolute and the whole of said principal note shall immediately become due and payable at the option of the party of the second part, and no failure of the party of the second part to exercise any option to declare the maturity of the debt hereby secured shall be deemed a waiver of right to exercise such option at any other time as to any past, present or future default hereunder; and in case of default of payment of any sum herein covenanted to be paid when due, the said first parties agree to pay to the said second party, interest at the rate of ten per cent per annum, computed annually on said principal note, from the date of default to the time when said principal and interest shall be fully paid. In Witness Whereof, The said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above written.

John Benander (SEAL)

Minta J. Benander (SEAL)

State of Kansas, Shawnee County, SS. Be it remembered, that on this 15th day of February A.D. 1913, before me, the undersigned, a Notary Public in and for the County and state, aforesaid, came John Benander and Minta J. Benander, his wife, to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

My commission expires Dec. 11, 1913. (SEAL) Sidney S. Smith, Notary Public.

Recorded Feby. 17th A.D. 1913 at 9:47 A.M.

*Floyd L. Lawrence*

Register of Deeds.