

penalties or costs shall accrue on account thereof in default whereof the said mortgagee may pay the taxes and accruing penalties interest and costs at the expense of the party of the first part and the expense of such taxes and accruing penalties interest and costs shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises and shall bear interest at the rate of twelve per cent. per annum. But if default be made in such payments or any part thereof or interest thereon or the taxes assessed on said premises or if the insurance is not kept up thereon then this conveyance shall become absolute and the whole principal of said note and interest thereon and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part and all sums paid by the party of the second part shall be due and payable or not at the option of the party of the second part; and it shall be lawful for the party of the second part his executors administrators and assigns at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law appraisement hereby waived or not at the option of the party of the second part his executors administrators or assigns and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument together with the costs and charges of making such sale and the surplus if any there be shall be paid by the party making such sale on demand to the said Norman Christian Nelson his heirs and assigns.

In Witness Whereof the said party of the first part has hereunto set his hand and seal the day and year last above written.

Norman Christian Nelson 
 Maria Nelson 

State of Kansas Douglas County, ss.

Be it Remembered That on this 10th day of June A.D. 1884 before me Geo. A. Banks a Notary Public in and for said County and State came Norman Christian Nelson to me me personally known to be the same person who