

said sum shall immediately become due and payable and said mortgagee or his assigns may immediately cause this mortgage to be foreclosed and shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof. And the said parties of the first part shall and will at their own expense from this time 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 land, insured to the amount of One Thousand Dollars to the satisfaction of the mortgagee or his assigns in some responsible Insurance Company duly authorized to do business in this State for the benefit of the party of the second part and his assigns. And said parties of the first part hereby promise and agree to and with said party of the second part that in any action that may be brought for any amount that may be due and unpaid upon said note or by virtue of any of the provisions of this mortgage or to enforce the same, the party of the second part or his assigns shall be entitled to and may have, recover and receive of and from said parties of the first part a reasonable attorney's fee for services in such action and such attorney's fee together with interest at the rate of five per cent per annum after judgment rendered therefor shall be an additional lien upon the property hereby mortgaged and shall be included in any judgment rendered in any action as aforesaid and collected and the lien thereof enforced in the same manner as the principal debt hereby secured. And the said parties of the first part waive all benefits of the stay, valuation or appraisement laws of the State of Kansas.

In Witness Whereof. The said parties of the first part have hereunto set their hands the day and year first above written.

Edward L. Nichols Seal

Ida Preston Nichols Seal

State of Kansas }
County of Douglas }^{ss.}

Be it Remembered, That on this sixth day of August A.D. 1884 before me Wm. T. Sinclair