

New York Exch. with interest, payable semi-annually on the first day of November in each year, according to coupons attached to said note. The party of the first part further agrees that he will pay all taxes and assessments upon the said premises before they shall become delinquent.

Now if such payment be made as herein specified, then this conveyance shall be void and shall be released upon demand of the party of the first part. But if default be made in the payment of said principal sum, or any part thereof or any interest thereon, or if said taxes or assessments as provided then this conveyance shall become absolute and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part and in case of such default of any sum covenanted to be paid for the period of ten days after the same becomes due the said first parties agree to pay to said second party and his assigns interest at the rate of 12 per cent per annum computed annually on said principal note from the date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of 12 per cent. but the party of the second part may pay any unpaid taxes charged against said property and may recover for all such payments with interest at twelve per cent, in any suit for foreclosure of this mortgage: 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 Waived, or not, at the option of the party of the second part 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, and interest at twelve per cent per annum from the time of said default until paid, together with the costs and charges of making such sale, and a reasonable attorney's fee for the foreclosure of this mortgage to be taxed as other costs in the suit:

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

Winslow Davis 

State of Kansas }
County of Douglas } ss.

Be it Remembered, That on this 3^d day of