

the amount of such taxes penalties costs interest and insurance shall from the payment thereof 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 by the party of the first part in such payments or any part thereof or interest thereon or the taxes assessed on said premises or the insurance thereon or upon the commission of waste then this conveyance shall become absolute and said promissory bond and interest thereon and all taxes penalties costs and interest thereon and insurance premiums which may have been paid by the parties of the second part their executors administrators or assigns shall at the option of the legal holder hereof at once become and be due and payable and the legal holder hereof shall be entitled to the immediate possession of the above described premises and to receive the rents issues and profits arising therefrom and it shall be lawful for the parties of the second part their executors administrators and assigns at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law without appraisement and out of all the money 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 parties making such sale on demand to the said party of the first part his heirs and assigns. And the said party of the first part for said consideration does hereby expressly waive and appraisement of said real estate and all benefit of the homestead exemption and stay laws of the State of Kansas and agrees to pay all fees for recording the assignments and release of this instrument.

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

Thomas E. Evans

State of Kansas }
County of Douglas }

Be it Remembered That on this eleventh day of February A. D. 1880 before me Joseph E. Biggs in and for said County and State came Thomas E. Evans unmarried to me personally known to be the same persons who executed the foregoing instrument and duly acknowledged the execution of the same.