

sum of Four Hundred dollars dated Feb. 21, 1885 due and payable in three years from the date thereof with interest thereon from the date thereof until paid according to the terms of said note and three coupons thereto attached. And this conveyance shall be void if such payments be made as in said note and coupons thereto attached and as is hereinafter specified. And the said parties of the first part hereby agree to pay all taxes assessed on said premises before any 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 parties 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 ^{the} taxes assessed on said premises then this conveyance shall become absolute and the whole ~~shall~~ principal of said notes 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 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 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 party making such sale on demand to the said Robert A. Peer his heirs or assigns.

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

Signed Sealed and Delivered in Presence of } R. A. Peer 
Geo. A. Banks } R. Peer 

State of Kansas, Douglas County, ss.

Be it Remembered that on this 21st day of February A.D. 1885 before me Geo. A. Banks a Notary