

bearing even date herewith, payable at the office of The Kansas Loan and Trust Company, Topeka Kansas in equal installments of Seven and $\frac{50}{100}$ Dollars each, the first installment payable on the Second day of August 1885 the second installment on the Second day of February 1886, and one installment on the Second days of August and February in each year thereafter, until the entire sum is fully paid. And if default be made in the payment of any one of said installments when due, or any part thereof, then all unpaid installments shall become immediately due and payable at the option of the party of the second part or the legal holder of said note and shall draw interest at the rate of 12 per cent. per annum from the date of said note until fully paid. All appraisement and stay laws waived.

Now, If said Olof Carlson and Sophia Carlson shall pay or cause to be paid to said party of the second part his heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of the same, then these presents shall be wholly discharged and void: and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof or any interest thereon is not paid when the same is due: and if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, then the whole of said sum and sums, and interest thereon shall and by these presents do become due and payable and said party of the second part shall be entitled to the possession of said premises. And said parties of the first part further agree upon the default of the above covenants and conditions, or any or either of them to pay the sum of Ten Dollars to the mortgagee or his assigns as Attorneys fees for the foreclosure of this mortgage, which sum shall be a lien upon said premises added to the amount of said obligation and secured by these presents and shall be included in and operate as a part of the judgment upon foreclosure of this mortgage. All appraisement and stay laws are hereby expressly waived.

And the said parties of the first part, for themselves and their heirs do hereby covenant to and with the said party of the second part his executors, administrators or assigns that they are lawfully seized in fee of said premises, and have good right to sell and convey the same: that said premises are free and clear from all incumbrances and that they will and their heirs executors and administrators shall forever warrant