first part are justly indebted unto the said Mrs. M. Patterson Fox in the principal sum of Seven Hundred Dollars lawful money of the United States of America being for a loan thereof on the day and date hereof made by the said Mrs. M. Patterson Fox. to the said parties of the first part and secured to be paid by the certain promissory note of the said parties of the first part bearing even date herewith payable to the order of the said Mrs. M. Patterson Fox in three (3) years from the date thereof at the office of William T. Sinclair in the City of Lawrence and State of Kansas in New York exchange with interest at the rate of seven (7) per cent per annum from date until said principal sum is fully paid said interest to be paid semi annually on the thirtieth day of March and of September in each and every year said several installments of interest being further specified by six (6) interest notes or coupons of even date herewith attached said note and payable at said office of William T. Sinclair in the City of Lawrence Kansas and in and by said promissory note it is agreed that if default be made in the payment of any one of the installments of interest aforesaid at the time and place aforesaid then at the election of the legal holder of said note the said principal sum of Seven Hundred dollars with all the interest thereon shall at once become due and payable anything thereinbefore contained to the contrary notwithstanding such election to be made at any time after the expiration of three days without notice. Now if said parties of the first part shall well and truly pay or cause to be paid the said sum of money in said note mentioned with the interest thereon according to the tenor and effect of said note then these presents shall be null and void. But if said sum of money or any interest thereon is not paid when the same is due and payable or if any taxes or assessments levied against said property are not paid when the same are payable then in either of these cases the whole of said sum mentioned in said note together with the interest thereon shall and by this indenture does immediately become due and payable at the option of the party of the second part or her assigns to be at any time thereafter exercised without notice to the parties of the first part; but the legal holder