Provided Nevertheless, and these presents are made expressly upon condition as follows to wit; That whereas the said Theodore Poehler is justly indebted to the party of the second part in the sum of Seven Thousand dollars according to the tenor and effect of one certain promissory note executed by the said Theodore Poehler and of even date herewith and payable ten years after the date thereof to the order of the said party of the second part in the aforesaid sum of money for value received with interest thereon at the rate of eight per cent per annum from the date of the said promissory note until the said principal sum is fully paid interest payable annually on the sixth day of March in each year according to and upon presentation of coupons or interest notes therefor thereunto attached both principal and interest being payable at Lawrence Kansas. All appraisement and stay laws waived and if default be made in the payment of any interest note or any portion thereof for the space of three days after the same shall become due and payable then all said principal and interest notes shall at the option of the part of the second part or the legal holder of said note become and be at once due and payable without further notice. Now if the said Theodore Poehler his heirs executors or administrators shall well and truly pay or cause to be paid unto the said party of the second part or to the legal holders of the said promissory note the principal sum therein mentioned with the interest to accrue thereon as the said principal or interest becomes due and payable by the tenor and effect of the said note; and if, at the specified time when the said principal sum or any part thereof or the interest thereon shall become due and payable the said Theodore Poehler his heirs executors or administrators shall also repay to the said party of the second part or to the legal holders of said note all and every such sum or sums of money as may have been paid by them or any of them for taxes and assessments or for premiums and costs of insurance or on account of or to extinguish or remove any prior or outstanding title lien claim or encumbrance on the premises hereby conveyed with interest thereon at the rate of eight per cent per annum from the time the said sum or sums of money may have been respectively so advanced and paid