the same in the quiet and peaceable possession of said party of the second part her heirs and assigns forever against the lawful claims of all persons whomsoever

Provided Always, and this instrument is made executed and delivered upon the following conditions to wit

First: said William T. Fitton is justly indebted unto the said party of the second part in the principal sum of Three hundred and Twenty five Dollars lawful money of the United States of America being for a loan thereof made by the said party of the second part to the said William T. Fitton and payable according to the tenor and effect of a certain first mortgage real estate note numbered twelve executed and delivered by the said William T. Fitton and bearing date the 15th day of April 1885 and payable to the order of the said party of the second part three years after date at Douglas County Bank in Lawrence Kansas with interest thereon from date until maturity at the rate of ten per cent per annum payable semi-annually on the 15th days of April and October in each year and 12 per cent per annum after maturity the installments of interest being further evidenced by six coupons attached to said principal note and of even date therewith and payable to the order of said L. P. Dunn at Douglas County Bank aforesaid.

Second: Said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due and insurance premiums for the amount of insurance hereinafter specified; and if not so paid the said party of the second part or the legal holder or holders of this mortgage may without notice declare the whole sum of money herein secured due and payable at once or may elect to pay such taxes assessments and insurance premiums and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debt hereby secured with interest thereon at the rate of 12 per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes assessments or insurance premiums or not it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed and shall be entitled