

until paid interest payable —

Now if the said parties of the first part shall pay or cause to be paid the sum of money in said note mentioned with 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 either of them or any part thereof or any interest thereon be not paid when the same become due then and in that case the whole of said sum shall by virtue of this mortgage immediately become due and payable; or if the taxes and assessments of every nature which are or may be assessed against said lands and appurtenances or any part hereof are not paid at the time when the same are by law made due and payable then in like manner the said note and the whole of said sum shall immediately become due and payable and upon forfeiture of this mortgage or in case of default in any of the payments herein provided for the party of the second part his executors administrators and assigns shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this mortgage and all costs and expenses of enforcing the same as provided by law and a decree for the sale of said premises in satisfaction of said judgment foreclosing all rights and equities in and to said premises of the said parties of the first part their heirs and assigns and all persons claiming under them at which sale appraisement of said property is hereby waived by said parties of the first part, and the said parties of the first part further agree that they will keep the buildings erected and to be erected on said lands, insured to the amount of — dollars in some responsible insurance company duly authorized to do business in this State of Kansas for the benefit of said party of the second part and in default thereof said party of the second part may effect said insurance in — own name and the expense for effecting the same shall be an addition lien on said mortgaged property and may be enforced, and collected in the same manner as the principal debt hereby secured.

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

Mary J. Stearns
 La Motte Stearns