

first part to wit:

Note No. 1. for Twenty five hundred Dollars due June 1st 1890
all dated June 1st 1885 payable to Edward Russell or
order at the Merchants Bank of Lawrence, Kans with two
York exchanges with interest payable semi annually on
the first days of June and December in each year
according to coupons attached to said note. The parties
of the first part further agree that they will pay all
taxes and assessments upon the said premises before
they shall become delinquent and they will keep the
buildings on said property insured in some approved
Insurance Company payable in case of loss to the
mortgagee or assigns and deliver the policy to the mortgagee
as collateral security hereto.

Now if such payments be made as herein specified the
conveyance shall be void and shall be released upon
demand of the parties of the first part. But if default be
made in the payment of said principal sum or any
part thereof or any interest thereon or of said taxes or
assessments as provided or if default be made in the
agreement to insure then this conveyance shall become
absolute and the whole of said principal and interest
shall immediately become due and payable at the
option of the party of the second part; and in case of such
default of any sum covenanted to be paid for the
period of ten days after the same becomes due the said
first parties agree to pay to said second party and
his assigns interest at the rate of 12 per cent per
annum computed annually on said principal note
from the date thereof to the time when the money shall
be actually paid and any payments made on
account of interest shall be credited in said computation
so that the total amount of interest collected shall be
and not exceed the legal rate of 12 per cent; but the
party of the second part may pay any unpaid taxes
charged against said property or insure said property
if default be made in keeping up insurance and
may recover for all such payments with interest at
twelve per cent in any suit for foreclosure of this mort-
gage; and it shall be lawful for the party of the second
part his executors administrators and assigns at any
time thereafter to sell the premises hereby granted or any
part thereof in the manner prescribed by law, appu