Bond No. 1 for Fourteen Hundred Dollars due in three years from date all having date January 1st 1881 and payable to the said Franklin H. Orton or order at the Merchants Bank Lawrence Kansas with interest at the rate of eight per cent per annum payable semi-annually on the first day of July and January in such any every year. Said several installments of interest being further specified by six interest notes or coupons of even date with said bond and payable at said Merchants Bank at Lawrence Kansas. The said parties of the first part hereby agree that they will on or before the day when the same becomes due pay all taxes and assessments upon the premises described. And that they will at their own expense from this time until said Bond and interest coupons and all liens and charges by virtue hereof are fully paid off and discharged keep the buildings erected and to be erected on said lands insured to the amount of Dollars in some responsible Insurance Company payable in case of loss to the mortgagee or his assigns.

Now if the said parties of the first part shall well and truly pay or cause to be paid the said sum of money in said Bond mentioned with the interest notes or coupons according to the tenor and effect thereof and if the agreements above noted shall be faithfully kept then these presents shall be null and void.

But if said sum of monies 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 as hereinbefore set forth then in either of these cases the whole of said sum mentioned in said Bond togeather with the interest thereon shall and by this indenture does immediatly become due and payable: but the legal holder of this mortgage may at his option pay or cause to be paid the said taxes and assessments so due and payable, and such premiums and charges for insurance as the mortgager shall neglect or refuse to pay, as hereinbefore set forth, and charge them against said parties of the first part and the amounts so charged shall be an additional lien upon the said mortgaged property and may be enforced and collected in the same manner as the principal debt hereby secured togeather with interest at the rate of twelve per cent per annum payable semi annually until fully paid and discharged but whether the party of the second part elect to pay such taxes assessments and insurances or not it is distinctly understood that in all cases of delinquencies as above enumerated then in like manner the said Bond and the whole of said sum shall immediatly become due and payable and said mortgagee