with interest thereon from date until maturity at the rate of ten per cent per annum payable semi-annually on the 25th days of February and August in each year and Twelve per cent per annum after maturity the installments of interest being further evidenced by Ten coupons attached to said principal note and of even date therewith and payable to the order of said Geo W Scott at Kansas City Mo.

Second, Said parties of the first part hereby agree 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 to immediate possession of the premises and the rents issues and profits thereof.

Third, Said parties of the first part hereby agrees to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date and abstain from the Commission of waste on said premises until the note hereby secured is fully paid.

Fifth, Said parties of the first part hereby agrees that if the makers of said note shall fail to pay or cause to be paid any part of said money either principal or interest according to the tenor and effect of said note or coupons when the same becomes due or to conform or comply with any of the foregoing conditions or agreements the whole sum of money hereby secured shall at the option of the legal holder or holders hereof become due and payable at once without notice And the said parties of the first part for said consideration do hereby expressly waive an appraisement of said real estate and all benefit