

diate possession of the premises ^{and} the profits thereof
 Third Said party of the first part hereby agree to
 procure and maintain policies of insurance on the
 buildings erected and to be erected upon above described
 premises in some responsible insurance Company to the
 satisfaction of the legal holder or holders of this Mortgage
 to the amount of — Dollars loss if any payable
 to the mortgage or — assigns And it is further agreed that
 every such policy of insurance shall be held by the party
 of the second part or the legal holder or holders thereof
 as collateral and additional security for the payment thereof
 Fourth Said party of the first part hereby agree to keep
 all buildings fences and other improvements upon said
 premises in as good repair and condition as the same
 now are and abstain from the commission of strip
 or waste on said premises until the whole sum hereby
 secured is fully paid

Fifth It is further expressly agreed that in case of default
 in the payment of said bond or any part thereof or any
 of the sums of money to become due herein specified
 according to the tenor and effect of said bond or in
 the case of the breach by the said party of the first part
 of any of the covenants or agreements herein mentioned
 then the bond secured hereby shall bear interest
 at the rate of twelve per cent per annum from date
 and this conveyance shall become absolute and
 the party of the second part be at once entitled to
 the possession of the above described premises ^{and}
 to have and to receive all the rents and profits thereof
 And the said bond with interest accrued thereon and all
 moneys which may have been advanced and paid by
 the said second party with the aforesaid interest
 thereon shall at the election of said second party thereupon
 each and every one of them become and be at once
 due and payable.

And the said party of the first part for said con-
 sideration hereby expressly waives an appraisement
 of said real estate and all the benefits of the
 Homestead Exemption ^{and} Stay Laws of the State of Kansas.
 The foregoing conditions being performed this conveyance
 to be void otherwise to remain in full force and effect
 In Testimony Whereof The said party of the first part