

and agreements herein contained, or in case any taxes or assessments shall be levied against the said party of the second part or the legal holder of said notes under or by virtue of any law of the State of Kansas on account of the notes secured hereby, then and in such case this deed shall remain in full force and virtue, and the said promissory notes and all the interest notes, with the interest accrued thereon, and the costs of protest, together with all moneys advanced or paid by the said parties of the second part, or the legal holder of said notes, for any of the purposes above mentioned with interest thereon at twelve per cent. per annum from date of advancement, shall, each and every one of them, become and be at once due and payable, and this mortgage be immediately foreclosed at the option of the said party of the second part or the legal holder of said notes. And the said party of the second part, the legal holder of said note, shall become and be at once entitled to the full possession of said premises, and all the emblements thereon, and to have and receive all the rents, issues and profits thereof, and have full power to control the same, and especially to prevent all waste of whatever nature, by any person whatsoever, upon all or any part of said premises. And the said parties of the first part hereby expressly agree that if suit be instituted on said promissory notes and for the foreclosure of this mortgage, a sum equal to ten per cent. upon the amount due on said note shall be added to the same and included in any judgment rendered thereon as attorney's fees for collection and services. But if said suit, after being instituted, shall be settled before judgment is rendered, then half said amount shall be paid as said attorney's fees. And the said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings on said premises in the sum of Seven Thousand One Hundred Dollars in such companies as the said party of the second part, or the legal holder of said