

note; both principal and interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of America, in the office of The Central Mortgage Company, Topeka, Kansas, or at such other place as the legal holder of the note may in writing designate, the said note bearing ten (10) per cent interest after maturity.

SECOND: That the party of the first part agrees to keep all buildings, improvements and fixtures on the said premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the buildings which are now or may hereafter be upon the premises unceasingly insured in an amount not less than 80 per cent of the sound insurable value of the same, as established by a competent appraiser, in insurance companies acceptable to the party of the second part with policies payable to the party of the second part in case of loss to the amount then secured by this mortgage; to assign and deliver to it, with said mortgage clauses, all the policies of insurance on said buildings, and to pay all insurance premiums when due. In case of loss, it is hereby agreed that the party of the second part may collect the insurance moneys or may deliver the policies to the party of the first part for collection. At the election of the said party of the second part, the insurance moneys shall be applied either on the indebtedness secured hereby or in rebuilding.

THIRD: That the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or encumbrances on the premises hereby conveyed and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure; and any sum so paid shall become a lien upon the real estate described herein, and be secured by this mortgage, and may be recovered, with interest at ten (10) per cent per annum, in any suit for the foreclosure of this mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the whole of said real estate shall at the election of the party of the second part be sold together and not in parcels.

FOURTH: That in case of default in any of the covenants and agreements herein contained, the rents and profits of the said premises are pledged