

Six Months _____ after date, at Perry, Kansas
 with interest thereon from date until maturity at the rate of six
 per cent per annum, payable semi-annually, on the 15th days of each month
 and _____ in each year, and _____ per cent per annum after maturity,
 the installments of interest being further evidenced by _____ coupons attached to said prin-
 cipal note, and of even date therewith, and payable to the order of said N. R. Hamm Contractor, Inc.
 at Perry, Kansas.

Second.—Said part ies 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 part y 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 six
 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 part ies 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 are in at this date, and
 abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Fourth.—Said part ies of the first part hereby agree _____ to procure and maintain policies of
 insurance on the buildings erected and to be erected upon the above described premises, in some respon-
 sible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the
 amount of _____ None _____ Dollars, loss, if any, payable to the mortgagee or
 assigns. And it is further agreed that every such policy of insurance shall be held by the part _____ of
 the second part, or the legal holder or holders of said note; as collateral or additional security for the
 payment of the same; and the person or persons so holding any such policy of insurance shall have
 the right to collect and receive any and all moneys which may at any time become payable and receiv-
 able thereon, and apply the same when received, to the payment of said note, together with the costs
 and expenses incurred in collecting said insurance; or may elect to have buildings repaired or new
 buildings erected on the aforesaid mortgaged premises. Said part y of the second part, or the
 legal holder or holders of said note, may deliver said policy to said part ies of the first part, and re-
 quire the collection of the same and payment made of the proceeds as last above mentioned.

Fifth.—Said part ies of the first part hereby agree _____ that if the maker _____ 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 and 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 part ies of the first part, for said consideration, do _____ hereby expressly waive
 an appraisal of said real estate, and all benefits of the homestead exemption and stay laws of the
 State of Kansas.

The foregoing conditions being performed, this covenant to be void; otherwise of full force and virtue.

Sixth.—In case of default of payment of any sum herein covenant to be paid, for the period of
 thirty days after the same becomes due, or in default of performance of any covenant herein contained,
 the said first part ies agree _____ to pay to the said second party _____ and their assigns, interest
 at the rate of six _____ per cent per annum, computed annually on said principal note, from the date
 thereof to the time when the money shall be actually paid. Any payments made on account of inter-
 est shall be credited in said computation so that the total amount of interest collected shall be, and
 not exceed, the legal rate of six _____ per cent per annum.

In Testimony Whereof, The said part ies _____ of the first part _____ heretunto subscribed
 their names and affix their _____ seal _____ on the day and year above mentioned.

Executed and delivered in presence of

R. D. Payson (Seal.)
Thomas D. Peterson (Seal.)