July in each year, according to the tenor and effect of the one bond or promissory note and interest coupons executed and delivered by said party of the first part, and bearing even date herewith, payable at the office of the Equitable Mortgage Company in Kansas City, Mo.; the said party of the first part reserving the right, however, to pay the principal in full at the maturity of the second interest coupon, or at the end of any year thereafter before maturity, provided thirty days notice in writing shall be given of intention to make such payment; and if said first party shall well and truly keep and perform all and singular the covenants, conditions, stipulations and agreements herein contained for said first party to keep and perform, then these presents and all the estate hereby created shall cease and be void; otherwise to remain in full force and effect.

It is further covenanted, stipulated and agreed between the parties hereto:

First. That the said first party shall pay all taxes and assessments now due or which may become due on said premises before the same become delinquent, and in case not so paid the holder of this Mortgage may pay such taxes and assessments, and recover the same and interest thereon at the rate of twelve per cent per annum, and this mortgage shall stand as security therefor.

Second. That the said first party shall keep the buildings on said premises insured in some responsible and approved company or companies, for the benefit of said second party, in the sum of not less than Five Hundred Dollars, and shall deliver the policies and renewal receipts to the said second party; and should said first party neglect so to do, said second party may effect such insurance, and recover of said first party the amount paid therefor and interest at twelve per cent per annum, and this Mortgage shall stand as security therefor.