

in the principal sum of Six Hundred ⁰⁰/₁₀₀ Dollars, lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said party of the first part, and payable according to the tenor and effect of a certain First Mortgage Real Estate Note, dated the first day of November A.D. 1886, numbered 45447 executed and delivered by the said party of the first part, and payable to the order of the said party of the second part, five years after date, at the office of The National Loan and Trust Company, in Topeka, Kansas, with exchange on New York, with interest thereon from date until maturity, at the rate of seven per cent. per annum, payable semiannually on the first days of May and November in each year, and twelve per cent. per annum after maturity, the instalments of interest being further evidenced by ten coupons attached to said principal note, and of even date therewith, and payable to the order of said party of the second part, at the same place, with exchange on New York.

Second: Said party of the first part hereby agree to pay all taxes and assessments levied upon said premises, when the same are due; and if not so paid, the party of the second part, or the legal holder of this mortgage, may, without motion, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes and assessments; 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 twelve per cent. per annum. But whether the legal holder of this mortgage elect to pay such taxes and assessments or not, it is distinctly understood that the legal holder hereof may immediately cause this mortgage to be foreclosed.

Third: Said party of the first part hereby promise and agree that all buildings, fences and other improvements upon said premises shall be kept in as good repair and condition as the