Provided Always, And this instrument is made, executed and delivered upon the following express conditions, to wit:

First: The said party of the first part are justly indebted unto the said party of the second part, in the principal sum of Three hundred 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 Bond, numbered, 35 dated the First day of December A.D. 1886, executed and delivered by the said party of the first part, and payable to the order of the said party of the second part, at its office in Kansas City, Missouri, on the first day of December A.D. One Thousand Eight Hundred and Ninety one with interest thereon at the rate of seven per centum per annum, payable semiannually on the first days of June and December in each year, said principal and interest being payable in New York Exchange, and twelve per cent. per annum after maturity, or default, the installments of interest being further evidenced by Ten coupons attached to said principal Bond, and of even date therewith, and payable to the order of the said party of the second part at the same place.

Second: Said party of the first part hereby agree to pay all taxes and assessments levied upon said premises, and insurance premiums for the amount of insurance hereinafter specified, 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 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,