and levied against said premises, or any part thereof, are not paid when the same becomes due and payable, then all of said notes, and interest thereon, shall, and by these presents do become immediately due and payable, if the holder hereof so elects, without notice. And if any of the interest coupons or interest notes shall not be paid when due, the whole of the principal shall mature and be due at said time without demand, and said principal debt and said unpaid coupon or interest note shall represent and stand for the amount due, and the unpaid coupon or interest note first matured shall become a part of the principal, and the whole of said principal and the first unpaid coupon or interest note shall bear twelve per cent. per annum interest thereon from the maturity of said coupon or interest note until paid. Said parties of the first part agree to keep the buildings upon said premises insured until all said notes are paid, in a reliable insurance company, for the benefit of the mortgagee, in the sum of at least $1000.00 and upon failure of said parties of the first part to keep said buildings insured, the holder hereof may insure the same, and shall be entitled to recover from the parties of the first part the amount paid for such insurance, with twelve per cent. interest, and the same shall be a lien upon said premises, secured by this mortgage. Upon default of the above covenants and conditions, or any or either of them, the party of the second part, his heirs and assigns, shall be entitled to the immediate possession of said premises, and to the rents, issues and profits of the same.

And said parties of the first part further to secure said debt, waive all claims under and by virtue of the Homestead and Exemption and Appraisement laws of the State of Kansas.

The parties of the first part agree to pay all expenses of recording this mortgage and assignment, and release of same.

In Witness Whereof, The said parties of the first part have hereunto set their hands the day