of the principal and interest of the principal sum of Six
thousand Dollars Purchase money in sale of above
described premises, made to him by said party of the second
part, has executed and delivered to said party of the
second part one certain First Mortgage Real Esate Bond
numbered dated the First day of April 1887, payable
to the order of said party of the second part Five years
after date, with interest thereon from date until due, at the
rate of seven per cent per annum, payable semi annually,
according to the tenor of interest coupons thereto attached,
and bearing even date herewith; both principal and
interest payable at The National Bank of Lawrence Kansas,
in exchange on New York. and to immediately become due
at the option of the legal holder thereof, without notice,
upon default in the payment of any interest coupon or any
part thereof, or failure to comply with any of the conditions
or agreements contained in this mortgage, and to bear
interest at the rate of twelve per cent. per annum after due
until paid, when the same shall become due either by
maturity or by reason of the default or failure before
mentioned.

Said party of the first part agrees to pay all taxes and
assessments levied upon or assessed against said premises
or any part thereof when the same are due and payable,
and all taxes and assessments which may be levied
upon the holder of this mortgage for or on account of
the same.

Said party of the first part agrees to keep the buildings
erected and to be erected on said premises or any part thereof
insured in some insurance company that is satisfactory to
the holder of said Bond, in the sum of at least two thirds of
the value thereof, and cause the policy for such insurance to
be assigned and delivered to the holder of said Bond, to be
held as collateral security thereto.

Said party of the first part hereby agrees to keep all
buildings, fences and other improvements on said premises in as
good repair and condition as they now are, and to abstain
from the commission of waste on said premises or any part
thereof.

Now, If said party of the first part shall pay said sums
of money in said Bond and interest coupons mentioned, and
every part thereof, at maturity, according to the terms of said