

and be at once due and payable without further notice And
 Whereas the said party of the first part hereby covenants and agrees
 First, To immediately procure and deliver to The Kansas ~~Bank~~ Loan & Trust
 Company, the trustee herein mentioned, and to maintain without lapse in
 its possession, or of its successors in trust policies of insurance against fire
 in the sum of four hundred dollars, upon the buildings herein conveyed
 with subrogation clause attached, making loss if any payable to the said
 Kansas Loan and Trust Company trustee, which policies & clause shall
 be approved by said trustee.

Second, To pay all taxes and assessments upon the premises herein con-
 veyed, as they become due before they shall become delinquent.

Third To immediately pay all prior liens, incumbrances claims or adverse
 titles upon or to said premises herein conveyed, if any shall appear
 and not to do or permit to be done to upon or about said premises herein
 conveyed anything which shall tend to diminish the value thereof, or impair
 in any way the security intended to be effected by this instrument, and
 to keep the premises in good repair.

Fourth - That if the party of the first part shall fail to keep and perform
 any of the above covenants and agreements, then the said party of the sec-
 ond part, or its successors in trust, or the party of the third part, or the
 legal holder of said note, may do or perform the same advancing money
 therefor, which advancements shall be secured hereby, and the said party
 of the first part agrees to immediately repay the same with interest there-
 on at twelve percent per annum from the date of advancement until fully
 repaid.

Now if the said party of the first part shall pay or cause
 to be paid unto said party of the third part, or the legal holder of said
 note, the principal sum with the interest to accrue thereon, according to the
 tenor and effect of the said promissory note and the coupons thereunto
 attached and shall fully comply with and perform all the covenants
 and agreements herein contained, then this deed shall be void, and the
 property herein conveyed shall be released by the party of the second
 part or its successors in trust jointly with the party of the third part,
 or the legal holder of said note, at the cost of the party of the first part, or
 their legal representatives -

But if said party of the first part shall
 fail to pay any moneys as they become due and payable by the terms
 of said note and coupons or as stipulated to be paid herein, or shall
 fail to keep and perform any of the covenants and agreements herein set
 forth, or in case any taxes or assessments shall be levied against the
 legal holder of said note or this Trustee or its successors in trust under
 or by virtue of any law of the State of Kansas, on account of this deed
 or the note secured hereby, then and in that case all moneys stipulated
 to be paid in said note and coupons thereto attached, and in the covenants