mentioned, and to maintain without lapse in its possession or of its successors in trust, policies of insurance against fire, in the sum of Twelve Hundred Dollars, upon the buildings herein conveyed, with subrogating clause attached, making loss, if any, payable to the Kansas Loan & Trust Company, Trustee, which policies and clause shall be approved by said trustee.

Second: To pay all taxes and assessments upon the premises herein conveyed as they accrue 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, anything which shall tend to diminish the value thereof, or impair in any way the security intended to be effected by this intrument, 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 second 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 immedeately repay the same, with interest thereon, at twelve per cent. 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