

delivered to said New England Trust Company their certain bond or promissory note for the sum of One Thousand Dollars, payable on the first day of December 1892 and bearing interest at the rate of seven per centum per annum, payable semi-annually, and evidenced by Ten coupons attached thereto, maturing successively on the first day of each June and December beginning June 1st 1888. The said bond and coupons payable at the office of said second party, in Kansas City, Missouri, and each bearing interest after maturity at the rate of twelve per centum per annum.

The said first party however, reserving herein the right to pay Five hundred dollars or any multiple thereof over that amount upon said bond or note, or the full amount thereof, on the day any of said coupons mature on or after December 1st 1890 provided thirty day notice in writing is given to said second party that such payment will be made; and provided further, that in case such partial payments are so made no sum less than Five hundred dollars of said bond shall at any time remain unpaid - the making of such partial payments operating to reduce the amount of the coupons maturing thereafter proportionately to the amount said bond is reduced.

And Whereas it is herein agreed particularly as follows:

The said first party shall not suffer waste, or permit the buildings, fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind, and shall pay all sums necessary to protect the title or possession thereof; shall pay, before the same become delinquent, all taxes and assessments on said premises, general or special, now existing or that may hereafter be levied;

In case of the failure of the said first party to perform any of these agreements, the said second party or its endorsees or assigns may pay off and procure releases of any statutory lien claims, may pay any such taxes or assessments, or may effect any such insurance and pay for the same, and may recover of said first party all amounts so paid, and interest thereon at the rate of twelve per centum per annum from the date of such payment, and this Mortgage shall stand as security for all such sums.

Now Therefore, if the amount of said bond and coupons be paid when due, and all the covenants and agreements of the first party contained herein be faithfully kept and performed, then these presents shall be null and void, and this mortgage shall be