

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 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 Bond and interest coupons, and to the person lawfully entitled to receive the same, and shall fully perform and comply with each and every of the conditions and agreements herein contained, then this conveyance shall be void; but in case of default in the payment of said sums of money, or either of them, or any part thereof, at maturity, or failure to perform or comply with any or either of the conditions or agreements herein contained, then this conveyance shall be and remain in full force and effect, and become absolute, and the whole of the debt hereby secured shall immediately become due and payable, at the option of the legal holder of said