

A. B. 1887, numbered 4947, executed and delivered by the said parties of the first part, and payable to the order of the said party of the second part, five years after date, at the office of the National Loan and Trust Company, in Topeka, Kansas, with exchange on New York, with interest thereon from date until maturity at the rate of seven per cent. per annum, payable semi-annually, on the second days of November and May in each year, and twelve per cent. per annum after maturity, the installments of interest being further evidenced by ten coupons attached to said principal note, and of even date therewith, and payable to the order of said party of the second part, at the same place with exchange on New York.

Second: Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises, and insurance premiums for the amount of insurance hereinafter specified, when the same are due; and, if not so paid, the party of the second part or the legal holder of this mortgage may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments, and insurance premiums; and the amount so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of twelve per cent. per annum. But, whether the legal holder of this mortgage elect to pay such taxes, assessments, or insurance premiums, or not, it is distinctly understood that the legal holder hereof may immediately cause this mortgage to be foreclosed.

Third: Said parties of the first part hereby promise and agree that all buildings, fences, and other improvements upon said premises shall be kept in as good repair and condition as the same are in at this date, and that no waste shall be committed on said premises until the debt hereby secured is fully paid.

Fourth: Said parties of the first part hereby agree to procure and maintain policies of fire insurance on the buildings which now are or may hereafter be erected upon the above-described premises, in some responsible insurance company, to the satisfaction of the legal