Dollars payable on the first day of May 1893 and bearing interest at the rate of six per centum per annum, payable semi-annually, and evidenced by Ten coupons attached thereto, maturing successively on the first day of each November and May beginning November 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.

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; and shall keep the buildings on said premises insured in a company or companies acceptable to said second party, in the sum of at least Three Thousand Dollars, and shall deliver to said second party the policy or policies therefor and all renewals thereof, and all concurrent policies now in force, or hereafter issued thereon, and shall, when requested, surrender to said second party any policy or policies covering any of the buildings upon said premises.

In case of the failure of the said first party to perform any of these agreements, the said second party or its indorsees or assigns may pay off and procure releases of any such 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 released at the expense of the party making such payment. If however, the said first party fails to pay any part of the amount of said bond or coupons within twenty days after the same becomes due, or fail to keep and perform any of the covenants and agreements made by her herein, or fails to make any partial payment upon said bond after giving notice that