and to be erected on said premises insured to the satisfaction of the holder hereof, and deliver to him as collateral security for said debt, the policy payable in case of loss, to the said holder, as his interest may then appear, whether the debt be due or not, and shall pay all interest as soon as it becomes due, and in case of failure to comply with any of these provisions, at the option of the holder hereof such taxes or assessments may be paid and such insurance may be effected by the holder hereof, 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, and said parties of the first part shall keep all buildings, fences and other improvements on said premises in as good repair and condition as they now are, and abstain from the commission of waste on said premises. If at any time there remains due or unpaid any interest, insurance premiums, taxes or assessments for ten days after the same become due, or should said mortgagors sell, cease to occupy or commit waste on said described premises, then the coupon note by this mortgage secured, at the option of the holder hereof, may become and be declared due without notice, and said holder may at once cause this mortgage to be foreclosed, and the grantors herein consent that the Court having jurisdiction of such foreclosure shall appoint a Receiver to take charge of said mortgaged premises, pending such foreclosure proceedings, who shall be entitled to immediate possession of the premises, and the rents, issues and profits thereof, and the proceeds, after deducting all costs and expenses of said receivership, shall be credited on said coupon note or judgment obtained thereon. All moneys paid on taxes, assessments or insurance as above provided, shall draw twelve per cent interest per annum computed semi-annually from the time the same were paid. In the event either interest or principal of the coupon note secured by this Instrument remains unpaid for ten days after the same becomes due, then interest shall be computed semi-annually on said coupon note at the rate of twelve per cent per annum, from the date of said coupon note until fully paid, as in said coupon note provided; and the taking or holding of any additional security shall in no wise change or release this mortgage or the coupon note hereby secured, or any indorsor or guarantor thereof. In addition to the judgment and decree of foreclosure on said coupon note and mortgage against said real estate, a personal judgment shall be rendered against said payers of said coupon note and all subsequent parties assuming the payment of the same. The said parties of the first part, for said considerations do hereby expressly waive an appraisement of said real estate, and all benefit of the Homesteads, Exemption and Stay Laws of the State of Kansas; and the said parties hereby relinquish their right of dower in the Real Estate herein described. The foregoing conditions