

Company, the Trustee herein mentioned, and to maintain without lapse in its possession or of its successors in trust, policies of insurance against fire, in the sum of One Thousand Dollars, upon the buildings therein conveyed, with subrogating clause attached, making loss, if any, payable to the said The Kansas Loan & Trust Company, Trustee, which policies and clause shall be issued by companies and upon forms approved by said Trustee.

Second: To pay all taxes and assessments upon the premises herein conveyed as they accrue, before they shall become delinquent.

Third: To immediately pay all prior liens, incumbrances, claims or adverse titles upon or to said premises herein conveyed, if any shall appear, and not to do or permit to be done, upon or about said premises, anything which shall tend to diminish the value thereof, or impair in any way the security intended to be effected by this instrument, and to keep the premises in good repair.

Fourth: That if the party of the first part shall fail to keep or perform any of the above covenants and agreements, then the said party of the second part, or its successors in trust, or the legal holder of said note, may do or perform the same, advancing money therefor, which advancements shall be secured thereby, and the said party of the first part agrees to immediately repay the same, with interest thereon at ten per cent. per annum from the date of advancement until fully repaid.

Now, if the said party of the first part shall pay, or cause to be paid, unto the legal holder of said note, the principal sum, with the interest to accrue thereon, according to the tenor and effect of the said promise or note and the coupons thereunto attached, and shall fully comply with and perform all the covenants and agreements herein contained, then this deed shall be void, and the property herein conveyed shall be released by the party of the second part, or its successors in trust, jointly with the legal holder of said note, at the cost of the said party of the first part or their legal representatives.

But if said party of the first part shall fail to pay any moneys as they become due and payable by the terms of said note and coupons, or as stipulated to be paid herein, or shall fail to keep and perform any of the covenants and agreements herein set forth, or in case any taxes or assessments shall be levied against the legal holder of said note or this Trustee or its successors in trust, under or by virtue of any law of the State of Kansas, on account of this deed or the note secured thereby, then and in that case all money stipulated to be paid in said note and coupons thereto attached, and in the covenants or agreements herein shall become immediately due and payable, at the option of the legal holder of said note, and said note shall bear interest at the rate of ten per cent. per annum, computed annually, from the date the same shall become due and payable as stipulated above, to the time when the money shall be actually paid. But any payments made on account of interest shall be credited in said