

day made and delivered to said New England Loan and Trust Company their certain bond or promissory note for the sum of Four Hundred Dollars payable on the first day of September 1895 and bearing interest at the rate of Six per centum per annum, payable semi-annually, and evidenced by Ten coupons attached thereto. 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 ten per centum per annum.

The said first party, however, reserving herein the right to pay two hundred dollars or any multiple thereof over that amount upon said bond or note, or the full amount thereof, on the day any of said coupons mature on and after September 1st 1893 provided thirty days' notice in writing is given to said second party that such payment will be made; and provided further, that in case such partial payments are so made no sum less than Two hundred dollars of said bond shall at any time remain unpaid the making of such partial payments operating to reduce the amount of the coupons maturing thereafter proportionately to the amount said bond is reduced.

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 upon said premises, general or special, now existing or that may hereafter be levied.

In case of 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 10 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 fails to keep and perform any of the covenants and agreements made by them herein, or fails to make any partial payment upon said bond after giving notice that such payment will be made, then it is expressly understood and agreed that the whole sum of money secured hereby shall become due and collectible