Fifth: That they will pay to said second party, or order, at the office of the Lombard Investment Company in Kansas City, Mo. Fourteen Hundred Fifty Dollars, on the first day of April A.D. 1896, with interest thereon from date until paid, at the rate of Six per cent. per annum, payable semi-annually on the first days of April and October in each year, and in accordance with the Two promissory bonds of the said party of the first part, with coupons attached, of even date herewith as follows:

Three Hundred Dollars, on the first day of April A.D. 1892.

Eleven Hundred Fifty Dollars, on the first day of April A.D. 1896

Sixth: The first party agrees to pay all taxes and assessments levied upon said real estate before the same becomes delinquent, also all liens, claims, adverse titles and encumbrances on said premises; and if not paid the holder of this mortgage may, without notice declare the whole sum of money herein secured due and collectible at once, and all money paid by the mortgagee, or its assigns, for taxes or assessments, and all lien claims or encumbrances against said land, shall draw interest at the rate of ten (10) per cent. per annum from date of such payment; and this mortgage shall stand as security for the amount so paid, with such interest.

Seventh. The said first party agrees to keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste nor removal of buildings, wind-mill or fences or other improvements, and especially no cutting of timber, except for making and repairing fences on the place, and such as shall be necessary for firewood for the use of the grantor's family; and the commission of waste shall, at option of the mortgagee, render this mortgage due and payable.

Eighth: Said first party further agrees to keep the buildings and improvements situated on said land constantly insured (loss, if any, payable to said Lombard Investment Company, as its interest may appear), and to the satisfaction and approval of James L. Lombard, Manager of said Company (or his successors, endorsees and assigns), until said bonds and interest coupons are paid, for the sum of Two Thousand Dollars and the policy or policies of insurance therefor constantly assigned and pledged and delivered to said Lombard Investment Company, for further securing said bonds and interest coupons. It is also agreed, that in the event of any subsequent sale of this property by said party, or of his failure, neglect or refusal, or of such failure, neglect or refusal of his heirs or assigns, to insure the buildings as hereinbefore agreed, or to reinsure the same, and deliver the policy or policies properly assigned and pledged to the said Lombard Investment Company, before noon of the day on which any such policy or policies shall expire, or to have such policy or policies duly assigned to the grantees of said first party, then said James L. Lombard, Manager (or his successors, endorsees or assigns) is