the title to said premises and the possession thereof unto said second party, its successors and assigns, against the lawful claims of all persons whomsoever.

These Presents, however, are made upon the following Express Conditions: Whereas, said A. P. Van Meter and E. A. Van Meter have this day made and delivered to said New England Loan and Trust Company two certain bonds or promissory notes One for the sum of Two Hundred Dollars payable February 1st 1893 and one for the sum of Eighteen Hundred Dollars, payable on the first day of February 1897 and Each bearing interest at the rate of Six per centum per annum payable semi-annually and evidenced by twelve coupons attached thereto. The said bonds and coupons payable in United States Gold Coin of the present Standard of Weight and Fineness 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 the full amount upon said bond or note, on the day any of said coupons mature on or after February 1st 1895 provided thirty days' notice in writing is given to said second party that such payment will be made;

And Whereas it is herein agreed particularly as follows:

The said first party shall not suffer waste, nor 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; 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 Five Hundred 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 the title to said premises is transferred, making an assignment of such policies of insurance to the purchaser necessary, the said second party is hereby authorized to make such assignment thereof as the agent or attorney of the party of the first part, their heirs or assigns.

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 faith-