

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, or chargeable against said indebtedness or against this instrument, by or within the State of Kansas, 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 _____ 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 endorsee or assigns may pay off and procure release 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 ten per centum per annum from the date of such payment, and this Mortgage shall stand as security for all such sums. Should any tax be imposed on this Mortgage or on the indebtedness secured hereby, by or within the State of Kansas then at the option of the lawful holder of said indebtedness, the whole principal with interest thereon accrued and other sums secured hereby, shall at once become due and payable, and the holder may proceed to collect the same by foreclosure of this Mortgage or otherwise, as such holder may elect.

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 become 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 at once, at the option of holder of said indebtedness or any portion thereof and this mortgage may thereupon be foreclosed, and in such event it is expressly agreed that the whole amount of said bond shall bear interest from the date thereof at the rate of ten per centum per annum and the holder thereof may recover the whole amount of said bond with such interest thereon, less the amount of such coupons and partial payments as shall have been paid and may recover all amounts paid by said second party or any holder of said bond for taxes, assessments, insurance, and to release or extinguish any statutory liens upon said premises, or to protect the title or possession thereof, with interest thereon as provided herein and all may be included in the judgment rendered or amount found due in any suit to foreclose this mortgage, and this mortgage is hereby made to secure all such sums.

It is further stipulated and agreed by the first party that upon the institution of