paid until the same are repaid, and all of which said sum or sums of money and the interest to accrue thereon shall also be a charge upon said premises, and shall be secured by this instrument in the same manner as said principal sum payable by the said coupon mortgage note, is secured.

Fifth: The said parties of the first part agrees to procure and maintain policies of insurance on the said above-described premises, in such insurance company as said party of the second part shall elect, in the sum of Dollars, which said policy of insurance shall be held by the said party of the second part as collateral and additional security for the payment of said coupon mortgage note and the interest to accrue thereon as well as for the repayment of all such sums of money as may have been advanced and paid as aforesaid by said party of the second part.

Sixth: That said parties of the first part will keep all fences, buildings and other improvements on said real estate in as good repair and condition as the same are in at this date, and will permit no waste, and especially no cutting of timber except such as shall be necessary to keep the said fences in good repair and such as shall be necessary for firewood for the grantor's family.

Seventh: The said first parties agrees that if the maker of said note shall fail to pay any of said money, either principal or interest, when the same shall become due and payable, or to conform to or comply with any of the foregoing covenants, the whole sum of money herein secured shall thereupon become due and payable at once, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interest and costs, and said second party or the legal holder hereof shall at once be entitled to the immediate possession of the above-described premises, and may at once take possession and receive and collect the rents, issues, and profits thereof, as hereinafter agreed. And the said parties of the first part does hereby waive appraisement or not of said real estate, at the option of said party of the second part, or the legal holder hereof, and do further agree that the contract embodied in this mortgage and the note secured hereby shall, in all respects, be governed, construed, and adjudged according to the laws of the State of Kansas.

Eighth: It is further covenanted and agreed by the said parties of the first part that, in case of default in the payments, as herein provided, the rents, issues, and profits of the above described premises are hereby pledged, to the party of the second part or the legal holder or holders hereof, as additional and collateral security for the payment of all moneys mentioned herein, and the said party of the second part, or the legal holder hereof, is hereby entitled to the possession of said property by a receiver or otherwise as she may elect. The foregoing covenants and conditions being performed, this conveyance to be void; otherwise in full force and virtue.

And the said parties of the first part, for themselves and their heirs, executors and administrators, covenant, to and with the said party of the second part, that