

Association from all losses by reason of said loan, according to the by-laws, rules and regulations that are or may be made by said Association, and also that he will promptly pay all taxes, of whatever nature levied or assessed upon the real estate described in this mortgage, within the time limited by law for the payment thereof, and also that he will keep the buildings upon said real estate, as herein described, constantly insured in some responsible insurance company or companies, to be approved by the Directors of said Association, in the sum of not less than Eight Hundred Dollars, and the policy or policies of such insurance duly assigned to said Association.

Said Bond further contains an express covenant and agreement on the part of the said party of the first part and to and with said Association, that if, at any time, default shall be made in the payment of any monthly payment of said interest on the said sum of Eight Hundred Dollars, or in the payment of any of the monthly contributions or dividends said stock, or in any monthly payment of the sum provided in said Bond and herein to be paid as premium upon said loan, and the same or either of said sums shall remain unpaid for the space of six months after any payment thereof shall fall due, then and in such case the whole principal debt aforesaid shall, at the option of said Association, its successors or assigns, immediately thereupon become due and payable for all purposes whatsoever, and also that if said tax or taxes, or any taxes whatsoever levied or assessed upon said real estate shall remain unpaid until said real estate is advertised for sale for the payment of said taxes, or if said Waitzell E. Cary shall fail or neglect to keep said buildings insured as provided in said Bond and the policy or policies of insurance duly assigned to said Association, then the said Association may, at its option, proceed to recover the whole amount due under the provisions of said Bond and cause this mortgage to be foreclosed, or the said Association may redeem said real estate from sale for taxes or cause said buildings to be insured for the amount above specified and the amount of taxes so paid and the amount of premium paid for said insurance, by said Association, shall be added to and become a part of the amount secured by said Bond and this Mortgage, and that the same shall bear interest at the rate of ten percent per annum until the repayment thereof to this Association.

Now Therefore, If the said party of the first part shall fully and faithfully comply with the conditions, provisions and agreements contained in said Bond and in this Mortgage according to the true tenor thereof, then the party of the second part shall release the property hereinbefore described, at the cost of said party of the first part.

And it is further expressly understood and agreed that in any sale of the said described land under the provisions of this Mortgage a pro rata of the same is hereby waived.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written

Waitzell E. Cary



State of Kansas, County of Douglas, ss. Be it Remembered That on this second day of