

such taxes, assessments, or insurance premiums, or not, it is distinctly understood that it or they may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and rents, issues and profits thereof upon such default.

Third. Said party of the first part hereby agrees to keep all buildings, fences, and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Fourth. Said party of the first part hereby agrees to procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises, against loss or damage by fire, in some responsible insurance company or companies, to be approved by the said party of the second part, its successors or assigns, to the amount of \$5000.00, loss, if any, payable to the said party of the second part, its successors or assigns; and it is further agreed that every such policy of insurance shall be held by the party of the second part, its successors or assigns, as collateral or additional security for the payment of the debt hereby secured, and the said party of the second part, its successors or assigns, shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon, and apply the amount so received, less the costs and expenses incurred in collecting the same to the payment of said debt; or may elect to have the buildings repaired, or new buildings erected on the aforesaid mortgaged premises; or may deliver said policy to said party of the first part, and require the collection of the same, and application made of the proceeds as above mentioned.

Fifth. Said party of the first part hereby agrees that if the maker of said note shall fail to pay or cause to be paid, any part of said money, either principal or interest, according to the tenor and effect of said note and coupons, when the same becomes due, or to conform or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured, shall, at the option of the said party of the second part, its successors or assigns, become due and payable at once, without notice.

If judgment be rendered for foreclosure of this mortgage it shall be that the whole of the said real estate be sold together, and not in parcels.

The foregoing conditions being performed this conveyance to be void, otherwise of full force and virtue.

In Testimony Whereof, the said party of the first part has hereunto subscribed his name and affixed his seal on the day and year first above written.

Executed & attested in the presence of

J. N. Sheldon.

William F. Yeates

(Seal)

State of Kansas, County of Douglas, ss.