

date, with interest thereon from date until due, at the rate of Eight per cent. per annum, payable semi-annually, according to the tenor of interest coupons thereto attached, and bearing even date therewith; both principal and interest payable at Missouri Nat. Bank Kansas City Mo. and to immediately become due at the option of the legal holder thereof, without notice, upon default in the payment of any interest coupon or any part thereof, or failure to comply with any of the conditions or agreements contained in this mortgage.

Said party of the first part agrees to pay all taxes and assessments levied upon or assessed against said premises or any part thereof when the same are due and payable, and all taxes and assessments which may be levied upon the holder of this mortgage for or on account of the same.

Said party of the first part agrees to keep the buildings erected and to be erected on said premises or any part thereof insured in some insurance company that is satisfactory to the holder of said Bond, in the sum of at least two thirds of the value thereof, and cause the policies for such insurance to be assigned and delivered to the holder of said Bond, to be held as collateral security thereto.

Said party of the first part agrees to keep all buildings, fences and other improvements on said premises in as good repair and condition as they now are, and to abstain from the commission of waste on said premises or any part thereof.

Now, If said party of the first part shall pay said sums of money in said Bond and interest coupons mentioned, and every part thereof, at maturity, according to the terms of said Bond and interest coupons, and to the person lawfully entitled to receive the same, and shall fully perform and comply with each and every of the conditions and agreements herein contained, then this conveyance shall be void; but in case of default in the payment of said sums of money, or either of them, or any part thereof, at maturity, or failure to perform or comply with any or either of the conditions or agreements herein contained, then this conveyance shall be and remain in full force and effect, and become absolute, and the whole of the debt hereby secured shall immediately become due and payable, at the option of the legal holder of said Bond, without notice, and this mortgage may be immediately foreclosed, and said premises sold for the payment of the full amount of said indebtedness, principal and interest, and costs.

It is agreed, That in case said party of the first part fails to pay said taxes and assessments when due, or fails to keep said buildings insured as herein agreed, the holder of said Bond may elect to pay such taxes and assessments and insure said buildings, and the sums paid