

To have and to hold the above described premises, and all appurtenances thereto belonging, unto the said second party her heirs and assigns forever. The said first party represent to and covenant with the said second party that they hold said premises in fee simple; that they have good and lawful right to sell and convey the same; that said premises are free and clear from all liens and encumbrances; and that they will warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And the first party hereby expressly relinquish, release and convey all right of Homestead Exemption, and every contingent right in and to said premises. Provided, always, and these presents are made upon the following express conditions: That if the said first party shall pay said second party the sum of Thirteen Hundred 1300⁰⁰ Dollars, on the 17th day of May A.D. 1900 with interest on the same from this date until paid, at the rate of 7 per cent per annum, payable semi-annually, on the 17th day of May and the 17 day of November in each year, according to the tenor and effect of the First Mtg. Bond or promissory note and interest-coupons executed and delivered by said party of the first part, and bearing even date herewith, payable at First Natl Bank N. C. Mo. Kansas City, Mo., and if said first party shall well and truly keep and perform all and singular the covenants, conditions, stipulations and agreements herein contained for said first party to keep and perform, then these presents, and all the estate hereby created, shall cease and be void; otherwise to remain in full force and effect.

It is further Covenanted, Stipulated and Agreed between the parties hereto:

First. That the said first party shall pay all taxes and assessments now due or which may become due on said premises before the same become delinquent, and in case not so paid, the holder of this Mortgage may pay such taxes and assessments, and recover the same and interest thereon at the rate of 7 per cent per annum, and this Mortgage shall stand as security therefor.

Second. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect to do so, said second party or assigns shall be entitled to immediate possession of said premises.

Third. Should any of said interest not be paid when due, it shall bear interest at 7 per cent per annum from the time it becomes due, and should said first party at any time fail to pay any part of the principal when the same becomes due, or should said first party fail to pay taxes, or fail to keep and perform all and singular the covenants, conditions, stipulations and agreements herein to be kept and performed, the whole sum of money