

The party of the first part, to secure the repayment of the principal and interest of a loan of the principal sum of Three hundred & seventy five Dollars, made to her by the party of the second part, has executed and delivered to the party of the second part, her certain first mortgage real estate bond, numbered 5666, dated the 19th day of June 1895, payable to the party of the second part, or order, on or before ten years after date, with interest thereon from date until paid, at the rate of six per cent. per annum, payable monthly, in installments of \$1.88, on the fifth day of each and every month during the continuance of said loan. Both principal and interest payable at Topeka Kansas, in United States gold coin, and to immediately become due at the option of the legal holder hereof, without notice, upon default in the payment of any interest payment or any part thereof, or failure to comply with any of the conditions or agreements contained in this mortgage.

The 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.

The party of the first part agrees to keep the buildings erected and to be erected on said premises or any part thereof insured against loss by fire or tornado, in some insurance companies that are satisfactory to the holder of said bond, in the sum of at least \$35, 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.

The 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 the party of the first part shall pay said sums of money in said bond and interest thereon, and every part thereof, at maturity, according to the terms of said bond, and to the persons 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.