repairing of fences on the place, & such as shall be necessary for firewood for the use of the grantors family.

Fire Insurance | Third.- To keep, at the option of said second party, the buildings on said premises insured in some joint stock fire insurance company approved by the said second party for the insurable value thereof, with said second partys usual form of assignment attached, making said insurance payable in case of loss to the said second party or assigns, & deliver the policy & renewal receipts to said second party. In case of failure to keep said buildings so insured, & to deliver the policy or renewal receipts as agreed, the holder of this mortgage may effect such insurance & the amounts so paid with interest at ten per cent. per annum, shall be immediately due & payable, & shall be secured by this mortgage.

Default | Fourth.— If the maker or makers of said notes shall fail to pay either principal or interest when the same becomes due; or any notes given in renewal of the notes herein; or any notes given as evidence of interest on any extension of the time of payment of the debt herein secured when the same shall be due; or there is failure to conform to or comply with any of the foregoing covenants or agreements; or if title of mortgagor is other than fee simple, free & unincumbered; the whole sum of money herein secured shall thereupon become due & payable at the option of the said second party, without notice & this

Foreclosure | mortgage may be foreclosed.

Kansas Law | Fifth.- That the contract embodied in this mortgage shall in all respects be governed, construed & adjudged according to the laws of Kansas.

Receiver | Sixth.— That upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession & control of the premises described herein, & collect the rents & profits thereof, the amount so collected by such receiver to be applied under the direction of the court to the payment of any judgement rendered or amount found due under this mortgage.

Mortgagees' Option | Seventh.— That any failure of the said second party to exercise any option hereby given or reserved, shall not estop it from afterwards exercising any such or other option at any time.