and be entitled to interest on the same at the rate of ten per cent per annum, and that this mortgage shall stand as security for the amount so paid, with interest and (c) that the sum or sums of money so advanced shall be immediately due and payable and be recovered from the parties of the first part, with interest at the rate of ten per cent per annum. Second-

Waste — To keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste, and especially no cutting of timber except for making and repairing of fences on the place, and such as shall be necessary for firewood for the use of the grantor's family. Third at the option of second party (a) to keep the buildings on said premises insured in some responsible joint stock fire insurance company, approved

Fire Insurance — by the party of the second part, for the insurable value thereof, (b) with the regulation mortgagee's subrogation clause attached, making said insurance payable in case of loss to the party of the second part, its successors or assigns, as their interest may appear, and (c) to deliver the policy and renewal receipts therefor to said second party. In case of failure (d) to keep said buildings so insured, and to deliver the policy or renewal receipts therefor as agreed, the holder of this mortgage may effect such insurance and the amounts so paid shall be collectible with the notes herein, with interest at ten per cent per annum, and this mortgage shall stand as security therefor, and (e) the amount so paid shall be immediately due and payable with interest at ten per cent per annum. Fourth. If the

Default — maker or makers of said note shall (a) fail to pay any of said money, either principal or interest, when the same becomes due; (b) or any notes given in renewal of the notes herein; (c) 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; (d) or upon the death of the maker of said notes; (e) or in case waste is committed on said premises; (f) or there is failure to conform to or comply with any of the forgoing covenants or agreements; (g) or if title of mortgagor is other than fee simple, free and unincumbered; (h) or if the premises herein mortgaged be levied upon in execution, or be conveyed or assigned, voluntarily or involuntarily, to any assignee, trustee or commissioner in insolvency or bankruptcy; (i) or if proceedings be begun by an executor, administrator or guardian, or any other judicial proceedings be instituted for the sale of said premises; (j) the whole sum of money herein secured shall thereupon become due and payable at the option of the second party without

Foreclosure — notice, (k) and this mortgage may be foreclosed. Fifth. That the contract embodied in this mortgage shall in all respects be

Kansas Law — governed, construed and adjudged according to the laws of Kansas.

Sixth - That upon the institution of proceedings to foreclose this

Receiver