aforesaid, duplicate receipts of the proper officer for the payment thereof; and if not paid, (b) that the holder of this mortgage may without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, liens or assessments, (of which payment, amount and validity thereof, the receipt of the proper officer shall be conclusive evidence), 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 party of the first part, with interest at the rate of ten per cent. per annum. Second. To keep all buildings, fences and other improvements on

Waste. 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 by the party of the second part, for the

Fire Insurance. 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 maker or makers of said note shall (a) fail to pay any of said money,

Default. 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

Foreclosure. party without notice, (k) and this mortgage may be foreclosed. Fifth. – That the contract embodied in this mortgage shall in all respects be governed, construed and

Kansas Law. adjudged according to the laws of Kansas. Sixth. – That upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver

Receiver. appointed by the court to take possession and control of the premises described herein, and collect the rents and profits thereof, the amount so collected by such receiver to be applied, under the direction of the court, to the payment of any judgment rendered

Mortgagee's Option. or amount found due under this mortgage. Seventh. – That any failure of the second party to exercise any option hereby given or reserved, shall not estop it from afterwards