

hereinafter specified, and if not so paid, the said party of the second part or the legal holder or holders 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, assessments, and insurance premiums, and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of ten per cent per annum. Third: Said party of the first part hereby agrees to keep all building, fence and other improvements upon said premises in a good repair and condition as the same are in at this date and to permit no waste on said premises until the note hereby secured are fully paid. Fourth: Said party of the first part hereby agrees to procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises, in some responsible insurance company, to the satisfaction of the said party of the second part, to the amount of Fifteen Hundred Dollars, loss, if any payable to the mortgagee or its assigns. Fifth: Said party of the first part hereby agrees that if the maker of said note shall fail to pay, or cause to be paid any part of said money, either principal or interest according to the tenor and effect of said note, when the same becomes due, or to conform or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall, at the option of the legal holder or holders hereof, become due and payable at once, without notice. And the said party of the first part, for said consideration, does hereby expressly waive an appraisement of said real estate, and all benefit of the Homestead, Exemption and Stay Laws of the State of Kansas. The foregoing conditions being performed, this conveyance to be void, otherwise of full force and virtue. In testimony whereof, the said party of the first part has hereunto subscribed his name, and affixed his seal, on the day and year above mentioned.

Executed and delivered in the presence of —

M. D. Greenlee,

H. M. Forbes.

State of Kansas, Shawnee County, SS.

Be it remembered, that on this 1 day of Decr. A.D. 1907, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came M. D. Greenlee, unmarried, who is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same. In testimony whereof, I have hereunto