according to the tenor and effect of Seventy-two (72) notes, numbered from Eight (8) to Seventy-nine (79) inclusive, executed and delivered by the said Olin Templin and Lena V. Templin, his wife, bearing date of March 5th 1903, and payable to the order of the said Charles W. Roberts, Administrator with the will annexed of the Estate of Wesley H. Duncan, deceased, at the Merchants National Bank of Lawrence, Kansas, with Interest thereon from date until maturity at the rate of Five (5) per cent. per annum.

Second, Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance 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 may be secured by this mortgage and collected in the same manner as the principal debt thereby secured, with interest thereon at the rate of Five (5) per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and the rents, issues and profits thereof.

Third, Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the notes hereby secured are fully paid.

Fourth, Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected upon the above described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of Three Thousand Dollars, loss, if any, payable to the mortgagee or his assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part, or the legal holder or holders of said notes as collateral or additional security for the payment of the same, and the person or persons so holding