North of the South East corner of the South West quarter of section Twenty-Six (26), thence North Twenty (20) rods, thence West Eighty (80) rods, thence South Twenty (20) rods, thence East Eighty (80) rods to beginning. Also all that part of the East half of the South East quarter of section Twenty-Three (23), lying South of the Lawrence and Topeka wagon road. All of the above described land is in Township Twelve (12), Range Eighteen (18), East of the Sixth Principal Meridian, containing Five Hundred and Eighty-Two and one-fourth (582¼) acres, more or less. To Secure the Payment of a debt evidenced by certain promissory notes of even date herewith signed by Ira F. Hendricks, Ella I. Hendricks and David J. Hutchinson of said first parties, and payable to the said second party, more fully described as follows: One principal note for the sum of Five Hundred Dollars, and One principal note for the sum of Seventy Five Hundred Dollars (and being for the principal sum loaned) payable One and ten years after date respectively (or in partial payments prior to maturity, in accordance with the stipulation therein) with interest at the rate therein specified and evidenced by coupon notes. The said first parties hereby Covenant and Agree with the said second party, its successors and assigns, as follows: First.– To pay all taxes, assessments and charges of every character which are now, or which hereafter may become liens on said real estate; also all taxes assessed in Kansas against said second party, on this mortgage or debt secured hereby, and if not paid, that the holder of this mortgage may pay such taxes, liens or assessments, and be entitled to interest on the same at the rate of ten per cent per annum, and this mortgage shall stand as security therefor. Second,– 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.– 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 party's usual form of assignment attached, making said insurance payable in case of loss to the said second party or assigns, and deliver the policy and renewal receipts to said second party. In case of failure to keep said buildings so insured, and to deliver the policy or renewal receipts as agreed, the holder of this mortgage may effect such insurance and the amounts so paid with interest at ten per cent, per annum, and shall be immediately due and payable and shall be secured by this mortgage. Fourth.– If the maker or makers of said notes shall fail to pay either principal or interest, when the becomes due, or any notes given in renewal of the notes herein, or any