

of Jarvis Conklin & Co. Kansas City Mo with New York Exchange with interest thereon from date until maturity at the rate of six per cent per annum payable semi annually on the first days of January and July in each year and twelve per cent per annum after maturity the installments of interest being further evidenced by ten coupons attached to said note and of even date therewith and payable to the order of said Mutual Benefit Life Insurance Company at the office of Jarvis Conklin & Co. Kansas City Mo with New York Exchange

Second said party of the first part hereby agrees 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 amounts 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 twelve 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 party of the first part hereby agrees 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 note hereby secured is fully paid

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 and coupons when the same become 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

Received Payment in full of all claims hereby