

executed ^(1st) delivered by the said party of the first part bearing date November 15th 1883, and payable to the order of the said Bennett R. Wheeler with exchange on New York five years after date at the office of Kansas Investment Co. Topeka Kansas, with interest thereon from date until maturity at the rate of Eight per cent per annum payable semi-annually on the fifteenth days of May and November in each year and 12 per cent per annum after maturity the installments of interest being further evidenced by ten Coupons attached to said principal note and of even date herewith and payable to the order of said Bennett R. Wheeler

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 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 12 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 the 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

Fourth; Said party of the first part hereby agrees to procure and maintain policies of insurance