premises. In case the title to said premises is transferred making an assignment of such policies of insurance to the purchaser necessary the said second party is hereby authorized to make such assignment thereof as the agent or attorney of the party of the first part their heirs or assigns.
In case of failure of said first party to perform any of these agreements, the said second party or its endorsees or assigns may pay off and procure releases of any such statutory lien claims, may pay any such taxes or assessments, or may effect any such insurance and pay for the same, and may recover of said first party all amounts so paid, and interest thereon at the rate of ten per cent per annum from the date of such payment, and this Mortgage shall stand as security for all such sums.
Should any tax be imposed on this Mortgage or on the indebtedness secured hereby, by or within the state of Kansas, then at the option of the lawful holder of said indebtedness, the whole principal, with interest then accrued, and other sums secured hereby, shall at once become due and payable, and the holder may proceed to collect the same by foreclosure of this Mortgage, or otherwise, as such holder may elect.
Now therefore, If the amount of said bond and coupons be paid when due, and all the covenants and agreements of the first party contained herein be faithfully kept and performed then these presents shall be null and void and this Mortgage shall be released at the expense of the party making such payment. If, however the said first party fails to pay any part of the amount of said bond or coupons within twenty days after the same becomes due or fails to keep and perform any of the covenants and agreements made by them herein, or fails to make any partial payment upon said bond after giving notice that such payment will be made then it is expressly understood and agreed that the whole