date, with interest thereon from date until due, at the rate of Six per cent. per annum, payable semi-annually, according to the tenor of interest coupons thereto attached, and bearing even date therewith; both principal and interest payable at Kaw Valley State Bank, Eudora, Kansas. With privalege of paying $100.00 or any multiple thereof at any interest paying date.

and to immediately become due at the option of the legal holder thereof, without notice, upon default in the payment of any interest coupon or any part thereof, or failure to comply with any of the conditions or agreements contained in this mortgage.

Said parties of the first part agrees to pay all taxes and assessments levied upon or assessed against said premises or any part thereof when the same are due and payable, and all taxes and assessments which may be levied upon the holder of this mortgage for or on account of the same.

Said parties of the first part agrees to keep the buildings erected and to be erected on said premises or any part thereof insured in some insurance company that is satisfactory to the holder of said Bond, in the sum of at least two-thirds of the value thereof and cause the polic for such insurance to be assigned and delivered to the holder of said Bond, to be held as collateral security thereto.

Said parties of the first part agrees to keep all buildings, fences and other improvements on said premises in as good repair and condition as they now are, and to abstain from the commission of waste on said premises or any part thereof.

Now, If said Parties of the first part shall pay said sum of money in said Bond and interest coupons, mentioned and every part thereof at maturity according to the terms of said Bond and interest coupons and to the person lawfully entitled to receive the same, and shall fully