the lawful claims of all persons whomsoever. Provided, However, that if the said party of the first part shall pay, or cause to be paid, to the said party of the second part its successors or assigns, the principal sum of Seven hundred (700) Dollars, on the first day of March, A.D. 1912, with interest thereon at the rate of five per cent per annum, payable on the first day of March and September in each year, together with interest at the rate of ten per cent. per annum on any installment, of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note bearing even date herewith, executed by the said party of the first part, and payable at the office of said company, in St. Joseph, Missouri: and shall perform all and singular the covenants herein contained; then this mortgage to be void and to be released at the expense of the said party of the first part, otherwise to remain in full force and effect. And the said party of the first part does hereby covenant and agree to pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges, or attorneys' fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

And the said party of the first part does further covenant and agree until the debt hereby secured is fully satisfied, to pay all taxes and assessments levied under the laws of the State of Kansas on said premises on this