

payment of all moneys mentioned herein, and
~~Said parties of the first part shall incur~~ all
 responsibility of proofs, and care and expense
 of collecting said insurance; will keep all
 fences, buildings and other improvements on
~~said real estate in as good repair~~
 said legal holder is entitled to the possession
 of said property, by a receiver or otherwise, whom
 may elect.

Fifth. If such payments be made as are herein
 specified, this conveyance shall be void;
 but if said principal or interest notes, or any
 part thereof, or any interest thereon, be not paid
 according to the terms of said notes, or if said
 taxes or assessments be not paid as provided
 herein, or if default be made in the agreement
 to insure, or in the covenant against in-
 surances, or in any other covenant herein
 contained, or in case any assessment
 or taxes shall be levied against the legal
 holder of said note under or by virtue of
 the laws of the state of Kansas, or account
 of this Mortgage or the said note secured
 thereby, then this conveyance shall become absolute,
 and the whole of said principal shall
 immediately become due and payable, at
 the option of the party of the second part, or
 assigns; and in case of default of payment
 of any sum herein covenanted to be paid for
 the period of thirty days after the same becomes
 due, the said first parties agree to pay to the
 said second party its successors or assigns,
 interest at the rate of ten per cent. per annum
 computed annually on said principal note
 from the date of default to the time when
 said principal and interest shall be fully
 paid.

In Witness Whereof, The said Parties of the
 first part have hereunto subscribed their names
 and affixed their seals, on the day and
 year above mentioned.