

First, The said first parties agree to pay second party, or order the sum of Seven Hundred and Three 72/100 Dollars, in 73 equal monthly payments of Nine 64/100 Dollars \$9.64 each, according to the tenor and effect of a series of 73 notes of even date herewith, numbered from No. 12 to No. 84, consecutively and payable at the office of the State Bank of Lecompton, in Lecompton Kansas. Note No. 12 being payable on the first day of March, 1908, and the remainder of said notes maturing and being payable, in their numerical order, one upon the first day of each succeeding month thereafter until all of said notes mature; note No. 84 being payable upon the first day of March 1914, Said notes bear interest at the rate of ten per cent per annum after maturity.

Second, The said first parties agree that if they shall fail to pay any of said notes for a period of thirty days after the same becomes due, then all of said series of notes remaining unpaid shall thereupon, and by reason of such default, become due and payable immediately, at the option of the legal holder thereof.

Third, The said first parties agree to pay all taxes and assessments of whatever nature levied upon said premises before the same become delinquent; and if not so paid the legal holder 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 or assessments, and shall be entitled to recover the amount so paid, with interest at the rate of ten per cent per annum, and this mortgage shall stand as security therefor.

Fourth, The said first parties agree to keep the buildings, walks, fences and other improvements on said premises in good repair and condition, and will permit no waste or destruction thereof, and will give the fruit and shade trees and shubbery growing upon said premises proper care and attention, and will not permit their injury or destruction by neglect or misuse; and further that they will, at their own expense, until the indebtedness named herein is paid in full, keep the buildings now on said premises, or which may hereafter be erected thereon, insured in such company as said second party may designate, for the sum of Seven Hundred and no/100 Dollars, against loss by Fire and Tornadoes, with loss, if any, made payable to said second party or assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part, or the legal holder or holders of said note, as collateral or additional security for the payment of the same and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable and receivable thereon, and apply the same, when received, to the payment of said notes together with the costs and expenses incurred in collecting said insurance; or may elect to have buildings repaired or new buildings erected on the aforesaid mortgaged premises. Said party of the second