

terms of one promissory bond or note with interest notes attached, signed by said parties of the first part, payable to the order of the Bankers Life Insurance Company of Nebraska, and bearing even date herewith.

Second, And said parties of the first part shall promptly pay all taxes and special assessments assessed against or due upon said real estate as they mature, before delinquency; and shall also pay any and all taxes or assessments which may be levied under the laws of the State of Kansas against said bond or notes, or the mortgage securing the same, or against the owner of said bond or notes and mortgage on account of the debt secured thereby, provided that such taxes or assessments when added to the interest shall not exceed ten per cent per annum upon the principal of the debt secured hereby. If, however, such taxes or assessments, added to the interest, shall exceed ten per cent per annum upon such principal, then the mortgagors herein shall pay only so much of such taxes or assessments as added to the interest herein and in said note contracted shall equal ten per cent on the principal of the debt hereby created and secured; and shall procure, maintain and deliver to said second party, its successors or assigns, insurance on the buildings thereon, to be approved by the second party, its successors or assigns, for not less than \$2000.00 loss payable to the second party, its successors or assigns, as their interests may appear; and shall keep the buildings and other improvements on said premises in good repair and condition.

Third, It is understood and agreed that if said insurance is not promptly effected or if the taxes or special assessments shall not be paid when due, said second party, its successors or assigns, (whether electing to declare the whole mortgage due and collectible or not) may effect and pay for said insurance, and may pay said taxes and special assessments, and all such payments, with interest thereon at ten per cent per annum, from the time of payment, shall be a lien against said premises and secured hereby.

Fourth, And it is further agreed that if default be made in the payment of any interest note when due, or in case of a failure to perform any of the covenants contained in this mortgage or the note secured hereby, then this mortgage, and all sums of money secured hereby, less the interest for the unexpired time shall, at the option of the second party, its successors or assigns, become at once due and payable, without further notice; and said mortgage may be foreclosed, and the mortgaged premises sold in one body. The note secured by this mortgage shall bear interest after maturity at the rate of ten per cent per annum, until paid; if default be made in the payment of said note or interest thereon, and such default shall continue for ninety days, then interest shall be computed thereon, from the date of these presents until paid, at the rate of ten per cent per annum; in that event, all paid interest notes shall be credited on such computation of interest, as partial payments thereof.

Fifth, And it is further agreed that if an action is commenced to foreclose this mortgage the said second party, its successors or assigns, shall have the right to have a receiver of the mortgaged property appointed at once, who shall take immediate possession of and