

as the principal debt hereby secured, with interest thereon at the rate of ten per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and the rents, issues and profits thereof.

Third. Said parties of the first part hereby agree to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid. Fourth. Said parties of the first part hereby agree to procure and maintain policies of Fire Insurance of the buildings erected and to be erected upon the above described premises, in some responsible insurance company to the satisfaction of the legal holder or holders of this mortgage, to the amount of Forty five hundred Dollars, less, if any, payable to the mortgagee or its 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 note, together with costs and expenses incurred in collecting said insurance; or may elect to have buildings repaired or new buildings erected on the afore said mortgaged premises. Said party of the second part, or legal holder or holders of said note, may deliver said policy to said parties of the first part and require the collection of the same and payment made of the proceeds as last above mentioned. Should a renewal policy not be delivered to second party immediately upon expiration of the former policy said second party may insure the property immediately. Fifth Said parties of the first part hereby agree that if the makers of said note shall fail to pay or cause to be paid any part of said money, either principal or interest, according to the tenor and effect of said note and coupons, when the same becomes due or to conform or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall at the option of the legal holder or holders hereof, become due and payable at once without notice. And the said parties of the first part, for said consideration do hereby expressly waive an appraisal of said real estate and all benefits of the homestead exemption and stay laws of the state of Kansas, the foregoing conditions being performed, this covenant to be void; otherwise of full force and virtue Sixth. 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, or in default of performance of any covenants herein contained, the said first parties agree