

cuted by said party of the first part, in consideration of the actual loan of the sum
 aforesaid, and payable on the first day of March 1915, to the order of said second
 party with interest thereon at the rate of six per cent per annum, payable semi-annual-
 ly on the first days of March and September in each year, according to the terms of
 interest notes thereunto attached; both principal and interest and all other indebt-
 edness accruing hereunder being payable in lawful money of the United States of Amer-
 ica, at First National Bank, Boston, Mass., and all said notes bearing ten per cent
 interest after due. Second. The party of the first part agrees to pay all taxes and
 assessments upon the said premises before they shall become delinquent, and that until
 the full payment of said debt he will keep the buildings which now are or may here-
 after be erected upon said premises insured in such insurance companies as the legal
 holder hereof may elect, to the amount of Two hundred Dollars; loss, if any, payable
 to this mortgagee or assigns, and deliver said policy or policies of insurance to
 this mortgagee as collateral security hereto; and said first party agrees that all
 insurance on said buildings shall, until said debt is paid, be made payable in like
 manner. The legal owner and holder hereof may, in case of loss, collect such insur-
 ance and apply it to said debt, or may deliver said policy or policies to the said
 party of the first part, and require the collection of same, and application made of
 the proceeds as above mentioned. Said party of the first part shall assume all re-
 sponsibility 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
 as they are at the date hereof, and permit no waste of any kind on said premises.
 Third. It is agreed by said first party that the party of the second part, its
 successors or assigns, may make any payment necessary to remove or extinguish
 any prior or outstanding title, lien or incumbrance on the premises hereby conveyed
 and may pay any unpaid taxes or assessments charged against said property, and may
 insure said property if default be made in the covenant to insure; and sums so paid
 shall become a lien upon the above described real estate, and be secured by this
 Mortgage and may be recovered, with interest at ten per cent in any suit for the
 foreclosure of this mortgage. In case of such foreclosure, said real estate shall be
 sold without appraisalment. Fourth. In case of default of any of the covenants herein
 contained, the rents and profits of the said premises are pledged to the legal holder
 or holders hereof as additional and collateral security for the payment of all moneys
 mentioned herein, and said legal holder is entitled to the possession of said property
 by a receiver or otherwise, as he 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 incumbrances
 or in any other covenant herein contained, or in case any assessments or taxes shall
 be levied against the legal holder of said note under or by virtue of the laws of
 the state of Kansas, on account of this mortgage or the said note secured thereby
 then this conveyance shall become absolute, and the whole of said principal shall