

of all persons whomsoever.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions to-wit: First Said M.F. Lienard and Estelle Reid Lienard his wife justly indebted to the said party of the second part in the principal sum of Thirteen Hundred Twenty Nine and no/100 Dollars lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said M.F. Lienard and Estelle Reis Lienard his wife, and payable according to the tenor and effect of one certain first mortgage real estate note numbered _____ executed and delivered by the said M.F. Lienard and Estelle Ried Lienard his wife, bearing date Sept 13, 1910, and payable to the order of the said C.F. Lienard Sept 1st 1911 years after date, at Eskridge, Kansas with interest thereon from date at the rate of 6 per cent per annum, payable at maturity days of _____ and _____ in each year and _____ per cent per annum after maturity, the installments of interest being further evidenced by _____ coupons attached to _____ said principal note, _____ and of even date therewith, and payable to the order of the said _____ at _____. Second, Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified, and if not so paid, the said party of the second part or the legal holder or holders 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, assessments and insurance premiums, and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of _____ 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 insurance on the buildings erected and to be erected on 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 _____ Dollars loss, if any, payable to the mortgagee or assigns. And it is further ~~understood~~ 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 and additional security for the payment of the