

the following conditions to-wit; FIRST the said first parties agree to pay second party, or order, the sum of Four Hundred and Ten and 40/100 Dollars in 27 equal monthly payments of fifteen and 20/100 Dollars (\$15.20) each, according to the tenor and effect of a series of 27 notes of even date herewith numbered from No 1 to No. 27 consecutively, and payable at the office of the State Bank of Leocompton, in Leocompton Kansas. No 1 being payable on the 15th day of April 1911 and the remainder of said notes maturing and being payable, in their numerical order one upon the 15th day of each ~~xxx~~ ~~xxxx~~ succeeding month thereafter until all of said notes mature; note No 27 being payable upon the 15th day of June 1913. Said notes bear interest at the rate of ten per cent per annum after maturity. SECOND, the said first part agree that if he 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 hereof. 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 shrubbery growing upon said premises proper care and attention, and will not permit their injury or destruction by neglect or mis use; 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 second party may designate, for the sum of Five Hundred no/100 Dollars against loss by fire and tornado 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 mortgages premises. Said party of the second part or the legal holder or holders of said notes 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; and in the event of a failure of this agreement, said second party may thereupon declare the whole sum of money hereby secured due and payable at once and