soever. Conditioned, however, That if Michael A. Anderson, one of said parties of the first part, his heirs, executors or administrators, shall pay or cause to be paid to the said party of the second part, its successors or assigns, the sum of Thirty-five hundred dollars at the expiration of five years from the date of these presents, with interest thereon until paid at the rate of five and one-half per centum per anmum, payable semi-annually, with the privilege of paying one hundred dollars, or more, of said principal sum at the end of one year from the date hereof and on any interest paying date thereafter and before maturity; both principal and interest payable at the office of said party of the second part in the City of Milwaukee, according to the terms of a promissory note bearing even date herewith, executed by Michael A. Anderson one of said parties of the first part to the said party of te second part, and shall pay all taxes and special assessments of any kind that may be laid within the State of Kansas upon said premises, or any part thereof, or upon the interest of the mortgagee its successors or assigns, in said premises, or upon the note or debt secured by this mortgage, and procure and deliver to said party of the second part, its successors or assigns, at its or their home office, before the day fixed by law for the first interest or penalty to accrue thereon, the official receipt of the proper officer showing payment of all such taxes and assessments; and, so long as any part of the debt hereby secured remains unpaid, shall keep the buildings upon said premises of insured against loss or damage by fire in some reliable insurance company or companies to be approved by the said party of the second part, its successors or assigns, to the amount of not less than twenty four hundred dollars, free from co-insurance provisions in the policies of insurance, (the loss or damage to be made payable to said party of the second part, its successors or assigns, as its or their interest may appear) and forthwith upon issuance the reof deposit such policies with the said party of the second part, its successors or assigns; and shall keep the buildings and other improvements on said premises in as good condition and repair as at this time, ordinary wear and tear only excepted; and shall keep said premises free from all claims for liens there on, and shall pay all expenses and attorney's fees incurred by said party of the second part, its successors or assigns, by reason of litigation with third parties to protect the lien of this mortgage; then these presents to be void, otherwise to remain in full force. It is agered that if the insurance above provided for is not promptly effected and the policies therefor duly deposited or if the taxes or special assess-a ments, expenses or attorney's fees above specified shall not be paid as hereinbefore provided, the said party of the second part, its succesors or assigns (whether electing to declare the whole indebtedness hereby accured due and collectible or not) may effect the insurance above provided for and pay the reasonable premiums and charges therefor, and may pay said taxes and special assessments (irregularities in the levy or assessment thereof being expressly waived) and may pay such expenses and attorney's fees, and all such payments with interest thereon from the time

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