

or any multiple thereof upon said Bond, or the full amount thereof, on the day any of said Coupons mature, provided thirty days notice in writing is given to said second party or its assigns, that such payment will be made; or provided further, that in case such partial payments are so made, no sum less than Five Hundred Dollars of said Bond shall at any time remain unpaid - the making of such partial payments operating to reduce the amount of the Coupons maturing thereafter proportionately to the amount said Bond is reduced.

It is herein agreed particularly as follows: The said first party shall not suffer waste, nor permit the buildings, fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof; shall pay, before the same becomes delinquent all taxes and assessments upon said premises, general or special, now existing or that may hereafter be levied or chargeable against said indebtedness or against this instrument, by or within the State of Kansas, and shall keep the buildings on said premises constantly insured for the benefit of said second party or its assigns, in a company or companies acceptable to said second party or its assigns, in the sum of at least _____ Dollars, and shall deliver to said second party or its assigns, the policy or policies therefor and all renewals thereon, and shall, when requested, surrender to the said second party or its assigns, any policy or policies covering any of the buildings on said premises; in case the title to said premises is transferred, making an assignment of such policies of insurance to the purchaser necessary, the said second party or its assigns, are hereby authorized to make such assignment thereof as the agents or attorneys of the part__ of the first part __ heirs or assigns. In The event of a loss under said policy or policies, the said second party or its assigns, ~~xxx~~ shall have full power to demand, receive, collect and settle the same, and for all of the aforesaid purposes, may, in the name, place and stead of said first part__, or assigns, and as his or their agent or attorney in fact, sign all paper and applications necessary to obtain such insurance, sign and indorse all vouchers, receipts and drafts that may be necessary to procure ^{thereunder}, and apply the amount so collected toward the payment of the Bond, Interest Coupon Notes and interest thereon, and any other indebtedness due under the terms of this mortgage. IN case of failure of said first party to perform any of these agreements, the said second party, or its successors or assigns, may pay off and procure releases of any such statutory lien claims, may pay any such taxes or assessments, or may effect such insurance and pay for the same, and may recover of said first party all amounts so paid, and interest thereon at the rate of ten per centum per annum from the date of such payment, and this mortgage shall stand as security for all such sums. Now Therefore, if the amount of said Bond and Coupons be paid when due, and all the covenants and agreements of the said first party contained herein be faithfully kept and performed, then these pre-