

are further evidenced by six certain promissory coupon notes, attached to said bond payable to the order of the said party of the second part, on the 6th day of May and November in each year. All of above mentioned coupon notes are of date May 16th 1911 payable at Peoples State Bank, Lawrence, Kansas, and bear interest after maturity at the rate of ten per cent. per annum. 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 ten 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 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 notes hereby secured are fully paid. Fourth. Said part\_ of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon 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 agreed that every such policy of insurance shall be held by the part\_ of the second part or the legal holder or holders of said note as collateral and additional security for the payment of the same, and the person 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 note, 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 mortgaged premises. Said part\_ of the second part, or the legal holder or holders of said note, may deliver said policy to said part\_ of the first part, and require the collection of the same, and payment made of the proceeds as last above mentioned. Fifth. Said parties of the first part hereby agree that if the makers of said notes shall fail to pay or cause to be paid, any part of said money either principal or interest, according to the tenor and effect of said note and coupons, within thirty days after the same becomes due, or to conform to or comply with any of the foregoing conditions or agreements, the whole sum of money hereby secured shall at the option of the legal holder or holders hereof, become due and payable at once, without notice. And the said parties of the first part, for said consideration, do hereby expressly waive an appraisal of said real estate, and all.