

above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances and that they will warrant and defend the same in the quiet and peaceable possession of the said party of the second part, its successors and assigns forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, And these presents are upon the following covenants and conditions, to-wit: First. That said parties of the first party are justly indebted to the said second party in the sum of Eight Hundred Dollars, according to the terms of a certain mortgage note or bond as even date herewith executed by said parties of the first part, in consideration of the actual loan of the sum aforesaid, to the order of said second party with interest thereon from June 1, 1913 until maturity at the rate of six per cent per annum, payable semi-annually on the first days of June and December in each year, according to the terms of interest notes thereunto attached; both principal and interest and all other indebtedness accruing thereunder, being payable in lawful money of the United States of America, at the office of The Pioneer Mortgage Company, in Topeka Kansas, and all of said notes bearing ten per cent. interest after due. Second. That the said first party shall pay all taxes and assessments now due, or which may become due, on said premises before the same become delinquent; and in case not so paid; the holder of this mortgage may pay such taxes and assessments and recover the amount so paid with interest thereon at the rate of ten per cent per annum and this mortgage shall stand as security therefor. Third. That the said first party shall keep the buildings on said premises insured in some responsible company or companies approved by said second party for the benefit of said second party, or assigns, in the sum of not less than _____ Dollars, and shall deliver the policies and renewal receipts to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance and recover of said first party the amount paid therefor with interest at ten per cent per annum, and this mortgage shall stand as security therefor. Fourth. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate possession of said premises. Fifth. In case of default of payment of any sum covenanted to be paid for the period of ten days after the same becomes due, the said first parties agree to pay to the said second party, or its assigns, interest at the rate of ten per cent per annum, computed annually on said principal note from the date of default. to the time when said principal and interest shall be fully paid; and in case of default of any of the covenants herein contained, the rents and the profits of the said premises are pledged to the legal holder or holders hereof as additional and collateral security for the payment of all moneys mentioned herein, and said legal holder shall be entitled to the possession of said property by a receiver or otherwise as it may elect. It is also agreed that the taking of possession shall in no manner prevent or retard the second party in the