

the interest represented by this mortgage lien; and further to pay any recording fee or tax, or any tax or assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of ^{the}said indebtedness.

In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and ^{the}note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of ten per cent per annum from date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep all buildings and improvement upon said land in as good condition as they now are; neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than-----
-----One Thousand Five Hundred -----Dollars-----
payable in case of loss to mortgagee or assigns, upon the ^o mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation.

And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance- fire, tornado, of both- should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent per annum, mortgagors pledge themselves and the lien of this mortgage shall extend thereto.

Said mortgagors hereby assign to --KANSAS CITY JOINT STOCK LAND BANK, all rents and incomes derived at any and all times from the mortgaged to secure said note, and hereby authorize the said bank, at its option, to take charge of said property, collect and receipt for all rents and incomes, and apply the same on all payments, insurance premiums, taxes, assessments, repairs or improvements NECESSARY to keep the property in teneable condition, or other charges provided for in said note, provided said amortization payments are in arrears, This assignment of rents and income to continue in force until the amount of this mortgage is fully paid.

Non-compliance with any of the agreements made herein by mortgagors shall cause the whole debt secured hereby to mature at the option of the holder, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such

The following is referred to the original instrument:
D. B. Smith
Clerk of the District Court of Douglas