

*Recapitulation
of
Notes*

PROVIDED HOWEVER, that if the said party of the first part shall pay or cause to be paid to the said party of the second part its successors or assigns, the principal sum of (\$3000.00) Three Thousand and no/100 Dollars, with interest thereon from June 1st 1923 at the rate of Five (5) per cent per annum payable on the first day of November and May, in each year together with interest at the rate of ten per cent per annum on any installment of interest which ^{shall} not have been paid when due and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith executed by the said party of the first part and payable to the order of the said The Travelers Insurance Company at its office in Hartford Connecticut and shall perform all and singular the covenants herein contained then this mortgage to be void otherwise to remain in full force and effect.

Covenants

AND the said party of the first part do hereby covenant and agree to pay or cause to be paid the principal sum and interest above specified in manner aforesaid together with all costs expenses and charges other than attorney's fees, incurred and paid by the said party of the second part its successors or assigns, in collecting the amount due hereunder or in maintaining the priority of this mortgage; and the said party of the second part or its assigns shall at its or their option be entitled to be subrogated to any lien claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage.

*To Pay
Taxes*

AND the said party of the first part do further covenant and agree until the debt secured hereby is fully satisfied to pay all ^{legal} taxes and assessments levied under the laws of the state of Kansas, on said premises or on this mortgage or on the note or debt ^{hereby} secured or on the lien created by this instrument before any penalty for non-payment attaches hereto to abstain from the commission of waste on said premises; to keep the buildings thereon in good repair and insured to the amount of \$----- in insurance companies acceptable to the said party of the second part its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof, and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent. per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured.

*To Insure
etc.*

*Default
for non
payment
of interest,
etc.*

And the said party of the first part do further covenant and agree that in case of default in the payment of any installment of interest or in the performance of any of the covenants or agreements herein contained, then or at any time thereafter during the continuance of such default the said party of the second part its successors or assigns, may at its or their option, without notice, declare the entire debt hereby secured immediately due and payable and thereupon, or in case of default in payment of said promissory note at maturity, said party of the second part its successors or assigns, shall be entitled to the immediate possessions of said premises and may proceed to foreclose this mortgage and, in case of foreclosure