

executors, administrators or assigns shall pay or cause to be paid to the said party of the second part its successors or assigns at the office of said party of the second part in the City of Milwaukee Wisconsin the sum of Three Thousand Dollars with interest according to the terms of a promissory note bearing even date herewith executed by the said parties of the first part to the said party of the second part; and shall pay all taxes and special assessments of any kind that may be levied or assessed within the State of Kansas upon said premises or any part thereof or upon the interest of the mortgage; its successors or assigns in said premises or upon the note or debt secured by this mortgage and procure and deliver to said party of the second part, its successors or assigns at its or their home office before the day fixed by law for the first interest or penalty to accrue thereon the official receipt of the proper official showing payment of all such taxes and assess; and so long as any part of the debt hereby secured remains unpaid, shall keep the buildings upon said premises insured against loss or damage by fire in some reliable insurance company or companies to be approved by the said party of the second part its successors or assigns to the amount of not less than ----Dollars, (provided however that if the policies of such insurance contain any condition or provision as to co-insurance the buildings shall be kept insured for a sufficient amount also to comply with such co-insurance condition) with loss if any, payable to said party of the second part, its successors or assigns, as its or their interest may appear and forthwith upon issuance thereof deposit such policies with the said party of the second part its successors or assigns; and shall keep the buildings and other improvements on said premises in as good condition and repair as at this time ordinary wear and tear only excepted; and shall keep said premises free from all statutory liens; and upon demand by said party of the second part, its successors shall pay all prior liens, if any, which may be found to exist on said property and all expense and attorney's fees incurred by said party of the second part, its successors or assigns, by reason of litigation with third parties to protect the lien of this mortgage; all of which said parties of the first part agree to do; then these presents to be void, otherwise to remain in full force.

It is agreed that if the insurance above provided for is not promptly effected and the policies therefor duly deposited or if the liens taxes special assessments expenses or attorney's fees above specified shall not be paid as hereinbefore provided, the said party of the second part its successors or assigns (whether electing to declare the whole indebtedness hereby secured due and collectible or not) may effect the insurance above provided for and pay the reasonable premiums and charges therefor and may pay said taxes and special assessments (irregularities in the levy or assessment thereof being expressly waived) and may pay such liens expenses and attorney's fees and all such payments with interest thereon from the time of payment at the rate of ten per cent per annum shall be deemed part of the indebtedness secured by this mortgage.

And it is agreed that in case default shall be made in the payment of any instalment of said note or of interest thereon when due or if there shall be a failure to comply with any or either of the terms or conditions of this mortgage then the said note and the whole indebtedness secured by this mortgage including all payments for taxes assessments insurance premiums liens, expenses and attorney's fees hereinabove specified shall, at the option of the party of the second part and without notice (notice of the exercise of such option being hereby expressly waived) become due and collectible at once by foreclosure or otherwise; and upon commencement of any foreclosure or at any time thereafter and prior to the expiration of the time for