

tenor of said note, as the same shall mature, and shall keep and perform all the covenants and agreements of this mortgage then these presents to become void; otherwise to remain in full force and effect.

Said mortgagors agree to pay all taxes and assessments that may be levied within the state of Kansas, upon said lands and tenements or upon any interest or estate therein including the interest represented by this mortgage lien and further to pay any recording fee or tax or any tax or charge that may be levied assessed 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 in the full amount of said advances with interest at the rate of ten per cent per annum from the date of ^{such} advancement and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to 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 --- Dollars payable in case of loss to mortgagee or assigns upon the mortgage indebtedness all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by then retained until the payment of this obligation. And the mortgagors authorized the holder hereof to repair any waste and to take out policies of insurance fire or tornado or 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 ^{and all} all rents and incomes derived at any times from the property 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 income and apply the same on payments insurance premiums taxes assessments repairs or improvement necessary to keep the property in tenable 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 ^{by Mortgagee} agreements made herein, shall cause the whole debt secured hereby to mature at the option of the holder hereof 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 suit being all the notice required. The exercise of the rights and authority herein granted to the holder of the mortgage indebtedness to pay taxes take out insurance collect rents or perform any other acts in case of default of mortgagors shall be optional with the holder of said indebtedness and not obligatory upon him.