

or against the legal holder of said note under and by virtue of any law of the State of Kansas before they shall become delinquent. And they further agree that they will until the debt above described is fully paid and discharged keep the buildings erected and to be erected upon said premises insured to the amount of One Thousand and fifty Dollars for the benefit of the mortgagee in an Insurance Company acceptable to the mortgagee or his assigns and upon failure of the parties of the first part to comply with the foregoing conditions it is hereby stipulated and agreed that the mortgagee may pay for said insurance or said taxes whether levied against said real estate or against him on account of this mortgage and said note or both and the amounts so paid shall be an additional lien upon said mortgaged premises and enforced and collected in the same manner as the principal debt hereby secured together with twelve per cent interest thereon from date of payment until paid.

And it is further provided and agreed that in case the said parties of the first part should fail to pay said principal bond or any part thereof or interest thereon when due or should fail to keep and perform any of the conditions of this Mortgage then in that event the said principal sum of Two Thousand Dollars shall bear interest at the rate of twelve per cent per annum from date of said bond until paid payable as aforesaid; any payments made on account of interest shall be credited in said computation so that the total amount of interest shall not exceed twelve per cent per annum computed semi-annually.

Now If such payments be made as herein specified this conveyance shall be void and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum or any part thereof or any interest thereon or of said taxes or assessments or insurance as provided then this conveyance shall become absolute and the whole of said principal and interest shall become due and payable and the mortgagee his heirs or assigns may immediately cause this mortgage to be foreclosed and be entitled to the immediate possession of said premises and all the emblements thereon and to have and receive all the rents issues and profits thereof and have full power to control the same. And it shall be lawful for the party of the second part his executors