

possession of said party of the second part its successors and assigns forever, against the lawful claims of all persons whomsoever.

Provided Always, And this instrument is made, executed and delivered, upon the following conditions, to-wit:

First, Said party of the first part are justly indebted unto the said party of the second part in the principal sum of One Thousand Dollars lawful money of the United States of America being for a loan thereof made by the said party of the second part to the said party of the first part, and payable according to the tenor and effect of a certain First Mortgage and Real Estate note executed and delivered by the said party of the first part bearing date July 1st 1884 and payable to the order of the said Mutual Benefit Life Insurance Company Five years after date at the office of Jarvis, Conklin & Co. Kansas City Mo. with New York Exchange, with interest thereon from date until maturity, at the rate of Six per cent per annum payable semi-annually on the first days of January and July in each year at Twelve per cent per annum after maturity the installments of interest being further evidenced by Ten coupons attached to said principal note, and of even date therewith and payable to the order of said Mutual Benefit Life Insurance Company at the office of Jarvis Conklin & Co. Kansas City Mo. with New York Exchange

Second: Said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due and insurance premiums for the amount of insurance hereinafter specified: and if not so paid the said party of the second part or the legal holder or holders of this mortgage may without notice declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes assessments and insurance premiums and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the ^{same} manner as the principal debt hereby secured with interest thereon at the rate of Twelve per cent per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments or insurance premiums or not it is distinctly understood that the legal holder or holders hereof may immediately