for value received to the order of said party of the second part each bearing interest from maturity at the rate of eight per cent per annum and all payable at the Mississippi Valley Trust Company St. Louis Mo. viz: One whereof, being for principal is for the sum of Two Hundred Seventy Dollars ($270.00) and is due June 25" 1910. The remaining six whereof being for semi-annual installments of interest to accrue on said principal are each for five & 41/100 Dollars ($5.40) and are due respectively on December 25" 1907; June 25, 1908 December 25 1908; June 25 1909; December 25 1909; and June 25 1910.

Now if said parties of the first part shall pay or cause to be paid to said party of the second part her heirs or assigns said sums of money in the above described note mentioned, according to the terms and tenor of the same, and shall pay all taxes and assessments which are, or shall be levied or assessed against said premises or any part thereof, and shall keep the buildings or fences which are or may be erected on said premises in good repair then these presents shall be void but otherwise shall remain in full force and effect; But if either of said notes or any part of either whether for principal or interest be not paid when the same is due, or if the taxes or assessments of any nature which are now or — hereafter may be assessed and levied against said premises or any part thereof are not paid when the same become due then said notes shall and by these presents do, become immediately due and payable, if the holder so elects without notice.

Any improvements erected upon said premises shall be subject to the lien of this mortgage.

Upon default of the above covenants and conditions