

they promise to pay to The Walton Trust Company, or order, for value received, Fifty six (\$56.00) Dollars due and payable at the office of The Walton Trust Company, in Butler, Missouri, in seven annual installments of \$8.00 each, the first payment falling due on the 31st., day of July, 1908 and a payment of like amount on the 31st., day of July in each year thereafter until the whole of said note is paid. Each installment shall bear interest at the rate of eight per cent per annum from maturity until paid.

and the said parties of the first part do covenant and agree to pay all taxes and assessments levied on said premises before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings now existing and those hereafter made upon said real estate, constantly insured against fire, lightning and wind-storms for the insurable value thereof, in some insurance company acceptable to The Walton Trust Company, and all such policy or policies of insurance shall be assigned to said party of the third party, its legal representatives or assigns. Provided, However, that such insurance shall not be required for a greater sum than the amount of said indebtedness then unpaid; but it is expressly agreed that any such contract of insurance, effected by said parties of the first part, their heirs legal representatives or assigns, shall be primarily subject to appropriation for the benefit and security of said indebtedness.

Now, Therefore, if the said parties of the first part shall pay, or cause to be paid, the principal sum and interest above specified in manner aforesaid together with all costs and expenses of collection, if any, there shall be, and any costs, charges or attorney's fees incurred and paid by the legal holder of said note in maintaining the priority of this trust deed, and shall perform all, and singular the covenants herein contained, then the estate hereby granted shall cease and this deed shall become null and void, and be released at the expenses of the said parties of the first; but in case of default in payment of an installment of interest or in the performance of any of the covenants and agreements herein contained, then, or at any time thereafter during default, the legal holder of said note may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon or in case of default in the payment of said promissory note at maturity, the said party of the second part, or his successors in trust, shall be entitled to the immediate possession of said premises, and of the rents, issues and profits