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 the full amount of said advance with interest at the rate of ten per cent per annum from date of such advancement and this mortgage shall be a further lien for the repayment thereof. [illegible] said mortgagors [illegible] to keep [illegible]

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 of 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 them retained until the payment of this obligation.

And the mortgagors authorize the holder hereof to repair any waste and to take out policies of insurance, fire 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.

Non compliance with any of the agreements made herein by mortgagors 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.

Witness their hands this 3 day of December 1901

Executed and delivered in presence of

Henry [illegible] [illegible]

[illegible]