part thereof, said interest coupons being in amounts and payable as follows:

$14.00 due Oct. 21, 1908.
14.00 " Apr. 21, 1909.
4.00 " Oct. 21, 1909.
14.00 " Apr. 21, 1910.
14.00 " Oct 21, 1910.
14.00 " Apr. 21, 1911.
14.00 " Oct. 21, 1911.
14.00 " Apr. 21, 1912.
14.00 " Oct 21, 1912.
14.00 " Apr. 21, 1913.

said interest coupons bear eight per cent, per annum, payable semiannually after due.

Now, if the said party of the first part shall pay or cause to be paid, said principal and interest notes according to the tenor and effect thereof, and at the time and place therein provided, and do and perform all and every other covenant and agreement in this mortgage provided, then this instrument shall be null and void (and shall be released at the expense of first party), otherwise to remain in full force and effect.

It is further agreed by the first party hereto that during the continuance in force of this instrument or any part thereof, he shall pay all taxes and assessments levied against said premises, when due, and he will neither commit or permit any waste upon said premises, or the removal of any buildings or other improvements therefrom.

The said party of the first part agrees to procure and maintain policies of fire and tornado insurance (in "stock" not "mutual" Company or Companies) on the buildings now or hereafter erected on the premises hereby conveyed in such Company or Com[p]anies as second party may elect in the sum of $— fire and $— tornado