This mortgage is made to secure the payment of the money and the performance of the agreements hereinafter agreed upon to be paid and performed by first party, to wit:

First. That we will pay to said L.W. Clapp, his heirs or assigns, at the office of L.W. Clapp, in Wichita, Kansas, Twelve hundred dollars on the first day of January A.D. 1913 with interest thereon from date until paid, at the rate of 5½ per cent per annum payable semi-annually on the first day of January and July in each year and in accordance with the one promissory note of the said mortgagors of even date herewith.

Second. That in case of default in payment of said note or interest or of any sum herein agreed to be paid or in default of performance of any agreement herein contained, first party will pay to the second party, his heirs or assigns, interest at the rate of ten per cent per annum, semi-annually on said principal note from the date thereof to the time when the money shall be actually paid.

Third. The first party will pay all the taxes and assessments levied upon said real estate, and also all taxes assessed against the said second party or his assigns on the note or debt secured hereby before the same become delinquent; also all liens, claims, adverse titles, and encumbrances on said premises; and if any of said taxes, assessments, liens or claims be not paid by first party, second party may elect to pay the same and shall be entitled to collect all sums thus paid with interest at the rate of ten per cent per annum and this mortgage shall stand as security for the amount so paid with