certain mortgage note this day executed by the said parties of the first part towit:

Note for $900 ⁰⁰⁄₁₀₀ due June 1st, 1915 with interest dated ° 19° payable to the said, Waddell Investment Company or order thereon at 10 per cent per annum, at the Union National Bank of Kansas City, Missouri, with exchange on New York, interest on said note from May 18, 1908 payable semi-annually on the first day of June and December in each year according to certain coupons attached to said note with interest on said note and coupons after maturity at the rate of Ten per cent per annum until paid.

the said parties of the first part further covenant and agree as follows, towit:

1st. That they will pay all taxes and assessments upon said mortgaged premises before the same become delinquent.

2nd. That they will until this mortgage is satisfied keep the buildings on said premises insured in at least the sum of $— in some responsible Insurance Company approved by the mortgagee or its assigns, with loss, if any, payable to said mortgagee or its assigns; as their interests may appear

3rd. That the buildings and improvements upon said premises shall be kept in good repair and that waste shall not be committed on said premises.

4th. That if said parties of the first part shall fail to pay said taxes and assessments, or shall fail to procure and keep up said insurance as herein agreed, then said mortgagee or its assigns may pay said taxes and assessments, and effect such insurance, advancing the money therefor