

\$100. on the 1st day of January, 1923; \$100. on the 1st day of July 1923
 100. on the 1st day of January, 1924; 100. on the 1st day of July, 1924;
 100. on the 1st day of January, 1925; 100. on the 1st day of July, 1925;
 100. on the 1st day of January, 1926; 100. on the 1st day of July, 1926;
 100. on the 1st day of January 1927; 2600. on the 1st day of July, 1927;

according to the terms and conditions of the one promissory note made and executed by Roy S. Carnahan party of the first part, bearing even date herewith, with interest thereon from date at the rate of seven per cent per annum, payable semi-annually, and with interest after maturity at the rate of ten per cent per annum, as provided in said notes.

And it is hereby further agreed and understood that this mortgage secures the payment of all renewal, principal or interest notes that may hereafter be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension.

IT IS HEREBY AGREED that all covenants and stipulations in these presents contained shall bind the heirs, executors, administrators and assigns of the Mortgagor and shall inure to the benefit of and be available to the successors and assigns of the Mortgagee. It is further agreed that granting any extension or extensions of time of payment of said note either to the maker or to any other person, or taking of other or additional security for payment thereof, or waiver of or failure to exercise any right to mature the whole debt under any covenant or stipulation herein contained shall not in any wise affect this mortgage nor the rights of the Mortgagee hereunder, nor operate as a release from any personal liability upon said note nor under any covenant or stipulation herein contained. And further, the Mortgagor does hereby expressly covenant, stipulate and agree as follows:

First: -- To pay the above recited debt and interest thereon when and as the same shall become due whether in course or under any covenant or stipulation herein contained.

Second: -- Until said debt and all other sums hereby secured are fully paid, to keep the buildings and improvements on said premises constantly insured against loss by fire, lightning and windstorm in companies satisfactory to the mortgagee, for at least Forty Five Hundred Dollars, and all policies of insurance of whatsoever nature and whatsoever amount taken out on the same constantly assigned and pledged to and deposited with the mortgagee as collateral and additional security for the payment of said debt, interest, and all sums secured hereby, with subrogation ^{clause} ~~clause~~ satisfactory to the mortgagee attached to such policy or policies, with loss, if any, payable to said mortgagee or assigns; and whether such policy or policies have been actually assigned or not, they shall in case of loss be payable to the said mortgagee or its assigns, to the extent of its interest as mortgagee in said premises; and that the said mortgagee or its assigns may assign all such insurance policies to any indorsee of said note, or to any subsequent purchaser of said premises; and that in the event of loss under such policy or policies, the said mortgagee or its assigns shall have and is hereby specifically given full power to settle or compromise claims thereunder and to demand, receive and receipt for all monies becoming payable thereunder and to apply the amount so collected toward the payment of the indebtedness hereby secured, or in rebuilding or restoring the damaged buildings or improvements, as the mortgagee may elect.

Third: -- To keep all buildings, fences and other improvements on the said land in as good repair as they now are, and not to commit or allow any waste on said premises.

Fourth: -- To pay before the same shall become delinquent, any and all taxes,