

COMPARED

annum. Note for \$250.00 due January 1st, 1925, with interest thereon at 6 per cent per annum. Note for \$250.00 due January 1st, 1926, with interest thereon at 6 per cent per annum. Note for \$250.00, due January 1st, 1927, with interest thereon at 6 per cent per annum. Note for \$3000.00 due January 1st, 1928, with interest thereon at 6 per cent per annum,

and payable to the said WADDELL INVESTMENT COMPANY, or order, at the office of the PEIPLES TRUST COMPANY in Kansas City, Missouri interest payable annually on the first day of January in each year according to certain coupons attached to said notes, with interest on said notes, 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, to-wit:

1st. That they will pay all taxes and assessments upon said mortgage 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 \$ None 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 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, and the money so advanced for the payment of such taxes and insurance shall be added to the mortgage debt, and the repayment thereof with interest at the rate of Ten per cent per annum shall be secured by this mortgage, in like manner with like effect as for the payment of said note and coupons.

5th. That as additional and collateral security for the payment of the note hereinbefore described, and all sums to become due under this mortgage, said first party hereby assigns to said party of the second part, its successors, and assigns, profits, revenues, royalties, rights and benefits accruing to said first party under any and all oil, gas or other mineral leases on said premises, with the right to receive and receipt for the same and apply them to said indebtedness as well before as after default in the conditions of this mortgage and said party of the second part its successors and assigns may demand, sue for and recover any such payments when due and payable, but shall not be required so to do. This assignment is to terminate and become null and void upon release of this mortgage.

NOW, if such payments be made as herein specified, then this mortgage shall be void and shall be released by the party of the second part, the said parties of the first part hereby agreeing to record said release and pay for recording the same. But, if the parties of the first part shall fail to pay any moneys as they become due and payable by the terms of said notes and coupons, as stipulated therein, or if default be made in the payment of said taxes or assessments, or if default be made in the said insurance agreement as provided herein, or if the buildings and improvements are not kept in good repair, or if waste is committed on said premises then this mortgage shall become absolute, and in that case all moneys stipulated to be paid in said notes coupons and in this mortgage shall immediately become due and payable, at the option of the party of the second part or its assigns, and the rate of interest in said note and the coupons shall be waived, and said note shall bear interest at the rate of Ten per