

or obligation herein mentioned, and

WHEREAS said First Party has also borrowed from the said Second Party the sum of Twenty-five Hundred Dollars, in gold coin of the United States of America of the present standard of weight and fineness, to be paid together with the premiums on said policy of insurance, by a certain note or obligation bearing even date herewith, conditioned for the payment thereof at the principal office of said Second Party in St. Louis, Missouri, in one hundred twenty equal monthly installments on the eleventh day of each successive calendar month, beginning on the eleventh day of June, each for the sum of Thirty-three and 06/100 Dollars, each such installment, except the last, which does not include life insurance premiums, including:

- (a) A payment on account of principal of said loan.
- (b) Interest at the rate of seven per centum per annum, duly discounted, on the monthly decreasing balance of said principal sum, which will remain unpaid on said loan after the payment of each of the said monthly installments, and
- (c) The monthly premium on said policy of life insurance, computed at the Second Party's adopted rates for fractional premiums; it being in said note expressly agreed that the whole of said principal sum, or the balance thereof from time to time outstanding, at the option of the holder hereof, becomes due after default in the payment of any one of said installments, or any part thereof, or if default be made in any of the agreements in this mortgage, anything therein contained to the contrary notwithstanding; and

WHEREAS, said First Party, his heirs, representatives, vendees and assigns, hereby expressly covenants, agrees and stipulates to and with said Second Party, its successors and assigns, that this mortgage shall constitute a first and prior lien upon the above described premises, to secure the payment of said note and every installment thereof punctually at the maturity thereof, and that until said indebtedness be fully paid the said policy of life insurance shall be kept in full force and effect.

First Party further covenants and agrees with Second Party, as follows:

First: To pay all taxes and assessments against said land immediately upon the same becoming due.

Second;- Not to commit or permit any waste upon said premises and to keep the buildings thereon in good repair,

Third;- To keep the improvements on said premises insured during the life of this mortgage against fire, lightning, and tornado for not less than Three Thousand Dollars in form and companies satisfactory of the Second Party, or its assigns and that all policies for such insurance and any insurance now or hereafter written covering said premises shall be immediately after the execution thereof delivered to Second Party or its assigns, and all policies covering expired insurance shall be delivered to said Second Party or its assigns at least thirty days before the expiration date of such expiring insurance, all of such policies to have mortgage clause from satisfactory, to the Second Party, or its assigns attached. If the title to said premises be transferred, Second Party, or its assigns, is authorized as agent for the First Party, to assign, the insurance to the grantee of the title without any duty however on Second Party or its assigns so to do.

FOURTH;- If it is furthermore agreed that the First Party shall have the privilege after three years from the date hereof of prepaying the amount hereby secured on the eleventh day of any month after one month's notice, in amounts in addition to the installment then due, equal to the amounts applicable on account of principal out of one or more successive installments falling due immediately following the date of such payment. All such prepayments in excess of the installment then due and payable shall be applied by the said Second Party on account of the net balance of principal then remaining due, and the number of installments

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