

As additional and collateral security for the payment of said note the parties of the first part hereby assign to said party of the second part, or assigns, all the rights and benefits accruing to the parties of the first part under all oil, gas or mineral leases on said premises, this assignment to terminate and become void upon release of this mortgage. Provided, however, that the said party of the second part, or assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefor except as to sums actually collected by it or them, and that the lessees in any such leases shall account for such rights or benefits to the parties of the first part, or assigns, until notified by legal holder hereof to account for and to pay over the same to such legal holder.

In case of foreclosure, said party of the second part, or assigns, shall be entitled to have a receiver appointed by the court, who shall enter and take possession of the premises, collect the rents and profits thereon and apply the same as the court may direct, and any judgment for the foreclosure of this mortgage shall provide that all of the land herein described shall be sold together and not in separate parcels.

This rider, attached to and forming a part of Mortgage dated March 6, 1953, for \$8,500.00 is identified therewith by the following signatures:
 Charles T. Russell
 Lena M. Russell

In addition to the agreements, covenants and conditions contained in the mortgage to which this rider is attached and of which it forms a part, it is further agreed by and between the parties hereto:



Upon request of the mortgagor, the mortgagee may hereafter, at its option, at any time before full payment of this mortgage, make further advances to the mortgagor, and any such further advance, with interest, shall be secured by this mortgage and shall be evidenced by an additional note then to be given by the mortgagor; provided, however, that the amount of principal secured by this mortgage and remaining unpaid, shall not at the time of and including any such advance exceed the original principal sum secured hereby.

The mortgagor does covenant and agree to and with the mortgagee to repay all such further advances made as aforesaid with interest; that such further advances and each note evidencing the same shall be secured by this mortgage; and that all of the covenants and agreements in this mortgage contained shall apply to such further advances as well as to the original principal sum herein recited.

The word "mortgagee" as used in this rider shall be construed to mean the owner and holder of the security instrument to which this rider is attached, or any assignee or transferee thereof. The word "mortgagor" as used in this rider shall be construed to mean the maker or makers of said security instrument, and also the vendees, devisees, successors, heirs and assigns of such mortgagor; the word "mortgage" as used in this rider shall be construed to mean the security instrument to which this rider is attached; and the word "note," as used in this rider, shall be construed to mean the instrument evidencing the debt.

The foregoing conditions, covenants and agreements being performed, this mortgage shall be void and shall be released at the costs and expense of the parties of the first part; otherwise to remain in full force and virtue.

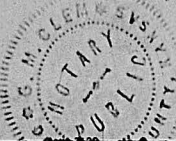
In Witness Whereof, the said parties of the first part have hereunto set their hands and seals on the day and year first above written.

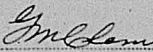
Charles T. Russell 
 Lena M. Russell 

State of Kansas, }
 County of Douglas } ss.:

Be it remembered, that on this 6th day of March, A. D. 1953, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came CHARLES T. RUSSELL and LENA M. RUSSELL, his wife, who are personally known to me to be the same persons who executed the foregoing mortgage, and such persons duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.




 Notary Public, Douglas County, Kansas.

Term expires, August 26, 1953

Recorded March 11, 1953 at 10:05 A. M.
 The amount secured by this mortgage is \$8,500.00 and is evidenced by the 22nd day of March 1953. The amount of interest is \$100.00.
 Attest: Edgar C. Mitchell, Secretary of the State
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