

(2)

of SECTION TWENTY (20); thence East 40 rods; thence North 60 rods; thence West 40 rods; thence South 60 rods to place of beginning, 15 acres, less the East 30 feet thereof reserved for a road; all in Township Twelve (12) South, Range Twenty (20) East of the Sixth Principal Meridian.

SUBJECT TO a mortgage securing the payment of \$4500.00 to The First National Bank of Lawrence, dated November 19, 1952, recorded November 26, 1952, in Book 103 at page 23 of the records in the office of the Register of Deeds of Douglas County, Kansas.

together with all rents and other revenues or incomes therefrom, and all and singular rights, easements, hereditaments, and appurtenances therunto belonging and all improvements and personal property now or hereafter attached to the real property herein described, all of which property is sometimes hereinafter designated as "said property":

TO HAVE AND TO HOLD said property unto Mortgagee and its assigns forever.

AND MORTGAGOR, for himself, his heirs, executors, administrators, successors, and assigns, does hereby and by these presents covenant and agree

1. To use the proceeds of the loan secured hereby solely for the purposes authorized by the Mortgagee.
2. To pay promptly all installments of principal and interest as they become due according to the terms of the said promissory note, and of any agreements supplementary thereto, and any other indebtedness owing by the Mortgagor to the Mortgagee and secured hereby.
3. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever which affect said property or the Mortgagee's rights and interest therein under this mortgage or the indebtedness hereby secured, and promptly to deliver to Mortgagee, without demand, receipts evidencing such payments.
4. Immediately upon the execution of this mortgage to provide, and thereafter continuously maintain, fire insurance policies and such other insurance policies as Mortgagee may then or from time to time require upon the buildings and improvements now situated or hereafter constructed in or upon said property, each such policy to contain a mortgage clause in which the Mortgagee is named as beneficiary. Said fire and other insurance policies shall be deposited with the Mortgagee, if required by the Mortgagee, and shall be with companies, in amounts and on terms and conditions approved by Mortgagee.
5. At all times to maintain said property in proper repair and good condition; to commit or suffer no waste or exhaustion of said property.
6. That the Mortgagee, its agents and attorneys, shall have the right at all times to inspect and examine said property for the purpose of ascertaining whether or not the security given is being lessened, diminished, depleted or impaired, and if such inspection or examination shall disclose, in the judgment of the Mortgagee, that the security given or property mortgaged is being lessened or impaired, such condition shall be deemed a breach of the covenants of the mortgage on the part of the Mortgagor.
7. To perform, comply with and abide by each and every stipulation, agreement, condition and covenant in said promissory note, and in any extensions or renewals thereof, and in any agreement supplementary thereto, executed by Mortgagor on account of said indebtedness, and in this mortgage contained.
8. To comply with all laws, ordinances and regulations affecting said property or its use.
9. That the Mortgagor shall give the Mortgagee additional security for the indebtedness hereinbefore described at such times as the Mortgagee shall so request.
10. That all of the terms and provisions of the note which this mortgage secures, and of any extension or renewal thereof, and of any agreement supplementary thereto, executed by Mortgagor on account of said indebtedness, are hereby incorporated in and made a part of this mortgage as if the same were set out in full herein, and shall be construed with said mortgage as one instrument.