

SIXTH: That Mortgagor will keep all buildings and other improvements on said premises in good repair, will observe all of the Landlord's covenants in any lease or leases of the mortgaged premises or any part thereof, and will neither commit, nor suffer, any waste upon said premises, nor do any other act whereby the property hereby conveyed shall become less valuable.

SEVENTH: That in default of the payment of any taxes, charges and assessments which may be imposed by law upon said premises or any part thereof, when the same become due and payable, it shall and may be lawful for Mortgagee, without notice to or demand from Mortgagor, to pay the amount of any such tax, charge or assessment, with any expense attending the same, and any amount so paid, with interest at the rate of ten (10) per cent, shall be a lien on said premises and be secured by these presents, and the whole amount hereby secured, if not then due, shall thereupon, if Mortgagee so elects, become due and payable forthwith.

EIGHTH: That in the event of the passage, after the date hereof, of any law by the State of Kansas, deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the holder of this mortgage and of the debt which it secures, shall have the right to give thirty (30) days' written notice to Mortgagor or to the owner of said land requiring the payment of the debt secured hereby, and it is hereby agreed that if such notice be given the said debt shall become due, payable and collectible at the expiration of said thirty (30) days.

NINTH: That Mortgagor, if a corporation, hereby waives the period of redemption in event of the foreclosure hereof.

TENTH: That the term Mortgagor and all pronouns used in connection therewith shall be construed to include the singular and the plural, and the masculine and the feminine or the neuter, and also the heirs, executors, administrators, legal representatives, successors, and assigns of Mortgagor and that all the covenants and agreements of Mortgagee shall extend to and be binding upon all said persons and shall inure to the benefit of Mortgagee, his legal representatives, successors and assigns.

NOW, if the debt described in the said note be paid when due, and the said agreements be kept and performed as aforesaid, then these presents shall be null and void. But if any of said agreements be not kept or performed as aforesaid, then Mortgagee, or its endorsees or assigns, may, at their option, pay such taxes or assessments, or any part thereof, and may effect such insurance, paying the cost thereof, and may pay and satisfy any final judgment on any lien claim, including all expenses and costs, and for the payment of all moneys paid in the premises, with interest thereon from the date of payment at the rate of ten (10) per centum per annum, these presents shall be a security in like manner and with like effect as for the payment of said note. If default be made in the payment of said note, or any part thereof, or any interest thereon, as therein specified, or in the performance of any agreement herein contained, or if any assessment be made as the basis for any tax or public charge in the nature of a tax on mortgages, or on Mortgagee's interest in said real estate, or on said note, then all of the indebtedness secured by this mortgage shall, at the option of Mortgagee or assigns, by virtue of this mortgage, immediately become due and payable, and upon forfeiture of this mortgage, or in case of default in any of the payments herein provided for, Mortgagee, its successors and assigns, shall be entitled to have a Receiver appointed for the mortgaged premises to manage and preserve the same and to collect the rents, issues, profits, royalties and revenues thereof and to a judgment for the same due upon said note, and the additional sums paid by virtue of this mortgage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of Mortgagor, his heirs and assigns, and all persons claiming

under him, at which sale, appraisalment of said property is hereby waived by Mortgagor, and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by the Mortgagor.

SUBSCRIBED the day and year first above written.

THE WORLD COMPANY

BY: Dolph Simons President
Mortgagor

ATTEST
Marie N. Simons
Secretary of The World Company

STATE OF Kansas }
COUNTY OF Seaford } SS.

BE IT REMEMBERED, That on this 5th day of March, A. D., 1955.

before me, a Notary Public in and for the State and County aforesaid personally appeared Dolph Simons, President, and Marie N. Simons, Secretary of THE WORLD COMPANY,

corporation, personally known to me and known to me to be the President and Secretary, respectively of said corporation and the same person who executed the foregoing instrument, and they duly acknowledged the execution of the same for and on behalf of and as the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and

year above written.



Leo J. Keller
Notary Public

1, 1957