

warrant and defend the title thereto forever against the claims and demands of all persons whomsoever. This mortgage is given to secure the payment of the principal sum of

Seventeen Thousand & No/100 Dollars (\$17,000.00) as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, payable with interest from date at the rate of six per centum (6%) per annum on the unpaid balance, principal and interest to be paid at the office of The Commercial National Bank of Kansas City, in Kansas City, Kansas, or at such other place as the holder of the note may designate in writing, as follows:

\$250.00 per month payable on the first day of September, 1956 and \$250.00 on the first day of each succeeding month thereafter until the whole amount of principal and accrued interest is fully paid; provided, that the accrued interest shall be deducted first from said monthly payment and then that any real, personal property or special tax that may become due and payable and any fire and extended coverage insurance premiums and any necessary public liability and property damage insurance premiums shall then be deducted with the remainder to be applied on the principal of the note.

The mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. That he will pay all taxes and assessments hereafter becoming due on the mortgaged premises, and in default thereof the Mortgagee may pay the same.

3. That he will keep the premises above conveyed in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.

4. That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged premises, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as it may require and will pay promptly, when due, any premiums on such insurance. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by it and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss the Mortgagor will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

5. That if the Mortgagor fails to make any payment provided for in this mortgage for taxes, insurance premiums, repair of the premises, or the like, then the Mortgagee may pay the same and all sums so advanced, with interest thereon at six per centum (6%) per annum from the date of such advance, shall be payable on demand and shall be secured hereby. In the event this mortgage is foreclosed the amount paid by the Mortgagee for any extension or recertification of the abstract of title to the mortgaged premises, or for a supplemental abstract of title to such premises, reasonably necessary in connection with the foreclosure action, with interest thereon at the rate of six per cent per annum from the date the amount is paid, shall be owing by the Mortgagor to the Mortgagee and secured hereby.

6. As additional security for the payment of the above indebtedness, Mortgagor hereby assigns to the Mortgagee the rents, profits, and income from said premises until the indebtedness shall be fully paid, and in the event of default in payment of the indebtedness when due or in the performance of any of Mortgagor's covenants herein, the Mortgagee shall have the right to receive and collect all rents, issues, and profits from the mortgaged premises and apply the same, after payment of necessary charges and expenses, on the indebtedness hereby secured.