reby, and the Mortgagor does harsby covenant and agree to repay all such further advances made as aforesaid, together th interest thereon, in accordance with the provisions of such Additional Advance Agreement or Agreements, and that all of e covenants and agreements contained in this Mortgage shall apply to such further advances except as this Mortgage shall be pressly modified by such Additional Advance Agreement. This paragraph Tenth shall not alter in any way, restrict or affect enjight of City Bond and Mortgage Company, or its successors and assigns, to make advances for taxes, assessments, insurance emiums or to preserve the security of this Mortgage or for any other purpose herein provided for.

THIRTEENTH: That in the event of the passage after the date hereof of any law by the State of Kansas, deducting from e value of land for the purpose of taxation any lies thereon, or changing in any way the laws for the taxation of mortgages debts secured by mortgages for State or local purposes, or the manner of the collection of any such taxes, so as to affect this ortgage, the Mortgage and li have the right to give thirty day's written notice to the owner of said land requiring the pay-int of the debt secured by this Mortgage, and it is hereby agreed that if such notice be given the said debt shall become due, yable and collectible at the expiration of said thirty days.

FOURTEENTH: As further security the Mortgagor hereby assigns to the Mortgagee all ronts and profits now or here-fiter acroining on the premises herein described and hereby authorizes the Mortgagee, or its agent, at any time there is a default in the payment of the debt hereby secured, or in the performance of any obligation herein contained, either to collect such rents and profits without taking possession of said premises or to take possession of said premises and rent the same for the account of the Mortgagor and to apply any sums so received (after deducting all costs of collection and administration) to the debt hereby secured, free from any liability except to apply said sums as is by the mortgage provided.

FIFTEENTH: In case of the renewal or the extension of the indebtedness hereby secured, or any part thereof, all the provisions of this mortgage and the lien thereof from its date shall remain in force as fully and with the same effect as if it was made originally to mature at such extended time.

SIXTEENTII: That the covenants, agreements and powers herein contained shall bind, and the benefits and advantages shall inore to the respective heirs, executors, administrators, personal representatives, grantees, successors and assigns of the parties hereits and whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

SEVENTEENTH: If the Mortgagor is a corporation, said corporate Mortgager, as a part of the consideration for the Mortga-gee making it a loan of \$ 10,000.00 represented by the within described note secured by this Mortgage, wholly waives the period of redemption provided by the laws of the State of Kansas.

EIGHTEENTH: Now if the debt described in said not be paid when due and the said agreements be kept and performed foresaid, then these presents shall be null and void.

But if the 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, then all of the indebtedness secured by this Mortgage shall, at the option of the Mortgage, 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, the Mortgage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in astifaction of a ludgment, forcelosing all rights and equites and to said premises of the Mortgagor, and all persons claiming under hin, at which sale, appraisement of said opperty is hereby waived by the Mortgagor, and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are

IN WITNESS WHEREOF, the said first party ha S INCHARGENERAL AND AND A S INCHARGENERAL AND AND A S INCHARGENERAL AND AND A S AN

ATTEST:	EMIAND BUILDERS, INC.	(SEAL)
Exacensisati den noter de frommerar	Me Landan	(SEAL)
Secretary		(SEAL),
		(SEAL)

STATE OF ... Missouri COUNTY OF Jackson BE IT REMEMBERED, That on this

My commission expires: June 20,1932

5 day of ... December A. D. Nineteen Hundred Sixty came. M. B. Landau

11

Farold a. Beck Minneapolis, Minnesota May 1st, 1962

2

Received of Emland Builders, Inc. the within named mortgagor, the sum of Ten Thousand and CO/100 Dollars (\$10,000.00) in full satisfaction of the within mortgage.

(Corp. Seal)

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ET.