

later time, and to insist upon and enforce strict compliance with all the terms and provisions in said obligations and in this mortgage contained.

If said party of the first part shall cause to be paid to party of the second part, the entire amount due her hereunder and under the terms and provisions of said note hereby secured, and any extensions or renewals hereof and shall comply with all of the provisions in said note and in this mortgage contained, then this conveyance shall be void.

If default be made in payment of such obligations or any part thereof or any obligations created thereby, or interest thereon, or if the taxes on said real estate are not paid, or if said premises are not kept in good repair, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations for the security of which this indenture is given shall immediately mature and become due and payable at the option of the holder hereof upon 30 days notice in writing addressed to party of the first part, care of M. R. Gill Agency, Lawrence, Kansas, or at such other place or places as party of the first part may in writing direct, and it shall be lawful for the said party of the second part, her heirs and assigns, to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the party of the first part. Party of the first part shall pay party of the second part any deficiency resulting from such sale.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal the day and year last above written.



THE SCHROEDER INVESTMENT COMPANY, INC.

By Robert A. Schroeder
Robert A. Schroeder, President

Attest: Janet M. Schroeder
Janet M. Schroeder, Secretary