

It is agreed between the parties hereto that the parties of the first part shall at all times during the life of this indenture, pay all taxes and assessments that may be levied or assessed against said real estate when the same become due and payable, and that they will keep the buildings upon said real estate insured for loss from fire and extended coverage in such sum and by such insurance company as shall be specified and directed by the party of the second part, the loss, if any, made payable to the party of the second part to the extent of its interest. And in the event that said party of the first part shall fail to pay such taxes when the same become due and payable or to insure said premises insured as herein provided, then the party of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

to the terms of said obligation, also to secure all future advances for any purpose made to part 1.05 of the first part by the party of the second part, whether evidenced by note, book account or otherwise, up to the original amount of this mortgage, with all interest accruing on such future advances according to the terms of the obligation thereon, and also to secure any sum or sums of money advanced by the said party of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part 1.05 of the first part shall fail to pay the same as provided in the indenture.

Part 1.689 of the first part hereby assign to party of the second part the rents and income arising at any and all times from the property mortgaged to secure said written obligation, also all future advances hereunder, and hereby authorize party of the second part or its assigns at its option upon default, to take care of said property and collect all rents and income and apply the same on the payment of insurance premiums, taxes, assessments, repairs or improvements necessary to keep said property in tenable condition, or other charges or payments provided for in this mortgage or in the obligations hereby secured. This assignment of rents shall continue in force until the unpaid balance of said obligations is fully paid. It is also agreed that the taking of possession hereunder shall in no manner prevent or retard party of the second part in collection of said sums by foreclosure or otherwise.

The failure of the second part to assert any of its right hereunder at any time shall not be construed as a waiver of its right to assert the same at a 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 part ies of the first part shall cause to be paid to party of the second part, the entire amount due it hereunder and under the terms and provisions of said note hereby secured, and under the terms and provisions of any obligation hereafter incurred by part ies of the first part for future advances, made to them by party of the second part whether evidenced by note, book

account or otherwise, up to the original amount of this mortgage, and any extensions or renewals hereof and shall comply with all of the provisions in said note and in this mortgage contained, and the provisions of future obligations hereby secured, 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 when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if any waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid 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 hereunder, without notice to the party or parties bound by this indenture, and the party or parties bound by this indenture shall, at the option of the holder and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and profits of the premises 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 surplus, if any there be, shall be paid to the party making such sale, on demand, to the party of the first part. Part _____ 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 parties of the first part have hereunto set their hands and seal the day and year last above written.

Cecil E. LeFevers (SEAL) Pearl M. LeFevers (SEAL)

STATE OF KANSAS
DOUGLAS COUNTY, SS.

BE IT REMEMBERED, That on this 8th day of November, A.D. 1963
before me, a Notary Public in the aforesaid County and State,
came Cecil E. Lefeyers and Pearl S. Lefeyers,
husband and wife

to me personally known to be the same person 8 who executed the foregoing instrument and duly
acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name, and affixed my official seal on the day and year last
above written.

My Commission Expires April 21 1966 L. E. Eby
L. E. Eby Notary Public

Recorded November 8, 1963 at 2:55 P. M.

Harold A. Beck

RELEASE

We received
 what we then
 are the original
 money order
 this 5th of
 June
 1967
 Lencie Beem
 Rep. of Texas