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this mortgage for the full amount secured thereby before such damage by fire, tornado or other hazards, or such payment ever took place.

5. The Mortgagor will not permit, commit, or suffer waste, impairment or deterioration of said property or any part thereof; and in the event of the failure of the Mortgagor to keep the buildings on said premises and those to be erected on said premises, or any improvements thereon, in good repair, the Mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and the full amount of each and every payment shall be immediately due and payable, and shall be secured by the lien of this Mortgage.

6. In the event of the passage, after the date of this Mortgage, of any law of the State of Kansas, deducting from the value of the land for the purpose of taxation of any lien thereon, or changing in any way the laws now in force 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, or the note hereby secured, the whole of the principal sum secured by this Mortgage, together with the interest due thereon, shall, at the option of the Mortgagee, without notice to any party, become immediately due and payable.

7. Should the premises or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or under right of eminent domain, the Mortgagee shall be entitled to all compensation, awards, and any other payment or relief therefor, and shall be entitled at its option to commence, appear in, and prosecute in its own name any action, or proceedings, or to make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages, rights of action, and proceeds are hereby assigned to the Mortgagee, who may after deducting therefrom all its expenses, including attorney's fees, release any moneys so received by it or apply the same on any indebtedness secured hereby. The Mortgagor agrees to execute such further assignments of any compensation, awards, damages, and rights of action and proceeds as the Mortgagee may require.

8. The mailing of a written notice or demand by depositing it in any post office, station, or letter box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, or directed to said owner at the last address actually furnished to the holder of this Mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument and required by the provision thereof or the requirements of the law.

9. The whole of said principal sum and the accrued interest thereon shall become due, at the option of the said Mortgagee, upon failure of any owner of the herein-described premises to comply with any law of the State of Kansas or with the requirements of any ordinance or department of the city in which said premises are situated relating to said mortgaged property or any part thereof, within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee.

10. The Mortgagor shall furnish and leave with the Mortgagee during existence of this loan, abstracts of title covering said land.

11. In case any bill or petition is filed in an action brought to foreclose this mortgage, the Court may on motion of said Mortgagee without respect to the condition or value of the property herein described, appoint a Receiver to take immediate possession of the mortgaged premises, to maintain and lease the same, and to collect the rents and profits arising therefrom during the pendency of such foreclosure and apply such rents and profits to the payment and satisfaction of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.