

12. That (a) in the event of any breach of this Mortgage or default on the part of the Mortgagor, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every the stipulations agreements, conditions and covenants of said note and this Mortgage, are not duly, promptly, and fully performed; then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as is all of the said sums of money originally stipulated to be paid on such day, anything in said note or in this Mortgage to the contrary notwithstanding; and thereupon and thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity, may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee may foreclose this Mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same together with costs, expenses, and allowances. In case of partial foreclosure of this Mortgage, the mortgaged premises shall be sold subject to the continuing lien of this Mortgage for the amount of the debt not then due and unpaid. In such case the provisions of this paragraph may again be availed of thereafter from time to time by the Mortgagee. Also, if default be made in the payment of the indebtedness as herein provided or of any part thereof, and said mortgaged property shall be sold under any decree or judgment in any suit to foreclose or enforce this Mortgage or the debt secured thereby, said premises may at instance of the Mortgagee be sold in one parcel, any provision of law to the contrary notwithstanding. In the event of any foreclosure sale, appraisalment of the said premises is hereby waived by said Mortgagor, and in the event the Mortgagor is a corporation, said corporate mortgagor, its successors and assigns, hereby expressly and wholly waives any and all periods of redemption and equity of redemption which it may have been entitled to under the laws of the State of Kansas.

13. No waiver by the Mortgagee of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

14. If the Mortgagor defaults in any of the covenants or agreements contained herein, or in said note, then the Mortgagee may perform the same, and all expenditures made by the Mortgagee in so doing shall draw interest at the rate set forth in the note secured hereby, and shall be repayable immediately and without demand by the Mortgagor to the Mortgagee, and, together with interest and costs accruing thereon, shall be secured by this Mortgage.

15. The Mortgagor further agrees to the following conditions:

None

16. Whenever the singular or plural number, or masculine, feminine, or neuter gender is used herein, it shall equally include the other, and every mention of the Mortgagor or Mortgagee shall include the heirs, executors, legal representatives, administrators, successors, and assigns of the party so designated.