

assessment, together with any expense incident thereto, and any amount so paid shall be repaid by said Mortgagor to said Mortgagee on demand, with interest thereon at the rate of ten (10) per cent per annum from the date of payment by said Mortgagee, and unless so repaid shall become a part of the debt secured by this Mortgage, and the entire debt remaining secured by this Mortgage shall, at the option of said Mortgagee, become at once due and payable, without notice.

That should said Mortgagor default in the performance of any covenant or agreement contained in that certain Chattel Mortgage dated September 2, 1964, made by Mortgagor to The First National Bank of Lawrence, Lawrence, Kansas, Mortgagee therein, to secure payment of an indebtedness in the sum of NINE THOUSAND EIGHT HUNDRED TEN AND NO/100 DOLLARS (\$9,810.00), and covering chattels and personal property situate in the buildings on the premises hereinabove described, Mortgagor will immediately notify Mortgagee herein of any such default. A default in the performance of the obligations imposed upon the Mortgagor under said Chattel Mortgage shall constitute a default in the performance of this Mortgage and the Note secured hereby, and the entire debt remaining secured by this Mortgage shall, at the option of said Mortgagee, become at once due and payable, without notice.

In the event of actual or threatened waste, demolition, or removal of any building erected on said premises the entire debt remaining secured by this Mortgage shall, at the option of said Mortgagee, become at once due and payable, without notice.

In case of default in any of the payments herein provided for, or in the event of the failure on the part of said Mortgagor to keep and perform any of the covenants, agreements, terms and conditions herein contained and provided for, said Mortgagee shall be entitled to a judgment for the sum due upon said Note and any additional sums paid by virtue of this Mortgage with interest thereon as herein provided, and for all costs, and shall be entitled also to a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said Mortgagor and all persons claiming under them, at which sale appraisalment of said property is hereby waived by said Mortgagor.

That should the premises or any part thereof be taken or damaged by reason of any public improvements or condemnation proceeding, or under right of eminent