

This order attached to and forming part of  
March 1966  
Mortgage  
for \$ 130,000.00 is identified with said  
by the following signatures  
EPHION BETA HOUSE CORPORATION OF ALPHA  
GAMMA DELTA, OF LAWRENCE, KANSAS  
President  
Secretary

Mortgagor agrees, in order to more fully protect the security of this Mortgage  
that it will deposit with the Mortgagee or assigns, together with and  
in addition to the monthly payments under the terms of the note secured hereby, on the same date that  
the monthly payments under said note are due and payable, until all sums secured by this  
Mortgage are fully paid, a sum equal to one-twelfth (1/12) of the known  
or estimated yearly taxes and assessments levied or to be levied against said property, ~~and the~~  
~~amount of such taxes and assessments shall be determined by the Mortgagee or assigns, who shall~~  
~~hold such sums in trust, without obligation to pay interest thereon, to pay such~~ taxes and assessments when due. If the  
total of the monthly payments as made under this provision shall exceed the amount necessary to pay  
such ~~taxes and assessments~~, taxes and assessments, as the case may be, such excess shall be credited on  
subsequent payments of the same nature; but if said total sums shall be insufficient to pay such ~~taxes and~~  
~~assessments~~ taxes and assessments when due, then said Mortgagor shall pay to Mortgagee or assigns  
the amount necessary to make up the deficiency upon demand. If, in accordance with the terms of the  
note secured hereby, said Mortgagor shall make full payment of said note, Mortgagee or assigns will  
refund the balance of funds accumulated under the provisions of this paragraph. To the extent that all  
the provisions of this paragraph for such payments of ~~such taxes and assessments~~ taxes and assessments to Mort-  
gagee or assigns are complied with, said Mortgagor shall be relieved from compliance with such cove-  
nants in this Mortgage, and/or in the note secured hereby, as provide for the  
payment of ~~such taxes and assessments~~ taxes and assessments by said Mortgagor; but nothing in this para-  
graph contained shall be construed as in anywise limiting the right of Mortgagee or assigns, at option,  
to pay any ~~such taxes and assessments~~ taxes and assessments when due. In the event of default in payment of  
any monthly or other installment of ~~such taxes and assessments~~ taxes and assessments, as provided in this para-  
graph, or in the event of default in making payment of the amount necessary to make up a deficiency in  
such monthly payments, as hereinbefore provided, Mortgagee or assigns shall have the same right, at  
option, to invoke any and all of the rights and remedies provided in this Mortgage  
or in the note secured hereby, as for defaults in the performance of any other terms, conditions, agree-  
ments or covenants contained in this Mortgage and/or in the note secured hereby.

effect until and unless default is made in the payment of principal or interest on the Note secured hereby or  
any extension thereof, or in default of the performance of any covenant in this Mortgage contained, and shall  
continue only during such default or any subsequent default. This power of attorney and assignment of  
rents shall be irrevocable until this Mortgage shall have been satisfied and released of record and the releas-  
ing of this Mortgage shall act as a revocation of the power of attorney and assignment of rents.

7. That any extension of the time for payment of the indebtedness secured hereby or any modifica-  
tion of the instrument or instruments evidencing the indebtedness secured hereby, granted to any future  
owner of the premises conveyed, shall not relieve Mortgagor from liability to pay said indebtedness nor  
release Mortgagor with respect thereto; and Mortgagor does hereby waive presentment and demand for  
payment, notice of non-payment, and notice of protest.

NOW if said Note and interest thereon be paid when due and the agreements in said Note and this  
Mortgage be faithfully performed, then these presents shall be null and void and the premises hereinbefore  
conveyed shall be released at the cost of Mortgagor. But if any of the agreements herein or in said  
Note contained be not kept or performed as aforesaid, then the remaining indebtedness secured hereby may  
at the option of the Mortgagee, without notice, be declared due and payable for all purposes, or Mortgagee  
may at his option effect the necessary repairs, pay such taxes or assessments or any part thereof, effect such  
insurance paying the cost thereof, and may pay and satisfy any final judgment on any lien claim, including  
all costs and expenses in connection therewith, and for the repayment of all moneys paid in the premises, with  
interest thereon from the time of payment at the rate of ten per cent per annum, these presents  
shall be security in like manner and with like effect as for the payment of said Note. In event of any default  
Mortgagee shall be entitled to foreclose this Mortgage and shall be entitled to a judgment for the sum due  
upon said Note and any additional sums paid by virtue of this Mortgage, including all costs and expenses of  
enforcing the same, as provided by law, and shall be entitled to a decree for the sale of said premises in satis-  
faction of said judgment foreclosing all of the rights and equities of Mortgagor in and to said premises, as  
well as all persons claiming under him, and at which sale appraisal of said property is hereby expressly  
waived. In event of such foreclosure, Mortgagee shall be entitled to have a receiver appointed by the Court  
who shall enter and take possession of the premises, collect the rents and profits thereon, and apply the same  
as the Court may direct.

The covenants and agreements hereinabove contained shall bind and inure to the benefit of the respec-  
tive heirs, executors, administrators, successors and assigns of the parties hereto. Reference herein to Mort-  
gagor or Mortgage shall be held in each case to include the person or persons, singular or plural, natural  
or artificial, described in this instrument.

This Mortgage and the Note secured hereby are to be construed and enforced according to and governed  
by the laws of the state of Kansas.