14 4 F. 7. To reimburse morfgagee for all costs and expenses incurred by ft in any suit to foreclose this mortgage, or in any suit in which mortgage may be obliged to defend or protect its rights or lien acquired hereunder, metoding all abstract fees, court costs, a reasonable attorney fee where allowed by law, and other expenses; and such sums shall be secured hereby, and included in any detree of foreclosure. 204 8 The mortgage is subject to the Federal Farm Loan Act and all acts amendatory thereof or supplementary thereto. In the event of the death of mortgager, the heir(s) or legal representative(s) of mortgager shall have the option, within the days of such death, to assume this mortgage and the stock interests held by the deceased in connection herewith. In the event mortgager fails to pay, when due any taxes, liens, judgments or assessments lawfully assessed against property herein mortgaged, or fails to maintain insurance as hereinhefore provided, mortgage may make such payment at the rate of six per cent per annum. The same next matches the part of each per cent per annum. The same next matches the rate of six per cent per annum. The same mortgager hereby transfers, assigns, sets over and conveys to mortgage all rents, royalties, bonuses and delay wisting or that may from time to time become due and payable under any oil and gas or other mineral lease(s) of any Kind ney visting or that may from time to time become due and payable under any oil and gas or other mineral lease(s) of any Kind ney visting or that may hereafter come into existence, covering the above described land, or any portion thereof find any tume, which is now payable, or which at any time in the future may become payable to mortgager, or successors, in settlement and susfaction of all claims, injuries, and damages of whatsoever kind, nature or character, growing out of, incident to, or in one-ettor with the production, exploration, drilling, operating or mining for minerals (including, but not limited to oil and gas and related minerals) on the above described-trad estatic, or any portion thereof, and sad mortgager agrees to execute, acknowledge and leaver to the mortgagee such instruments, as the mortgagee may now or hereafter require in order to facilitate the payment of a sufferents, royalties, bonuses, delly moneys, claims, injuries and damages. All such sums so received by the mortgagee shall e applied. First, for the payment of matured installments pay the note(s) secured hereby and/or to the reimbursement of the avaitagere for any sims advanced in payment of taxes, insurance premiums, or other assessments, as herein provided, together the interest due there on and second, the behavec, if any, upon the principal remaining unpud, in such a manner, however, as not a state or reduce the installment payment of said dands, either in whole or in part, any or all such sums, without prejudice to fac-ing aver and deliver to the them awner of said dands, either in whole or in part, any or all such there this mortgager. The transfer and conv In the event of forcelosure of this mortgage, mortgages shall be entitled to have a receiver appointed by the court to take session and control of the premises described herein and collect the rents, issues and profits thereof, the amounts so collected such receiver to be applied under the direction of the court to the payment of any judgment, rendered or amount found due aler this mortgage. In the event mortgage, the indefinite with respect to any coverant or condition hereof, then, at the option of mortgage, the indefinedness, secured hereby shall forthwith become due and payable and bear interest at the rate of six per cent per annum any such acceleration but no such annulment shall affect any subsequent breach of the covenants and condition hereof. Mortgager hereby waive omittee of election to declare the whole debt due as herein provided, and also the benefit of all stay, valuation, homestead and appraisement laws. The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators accessors and assigns of the respective parties hereto. IN WITNESS WHEREOF, mortgagor has bereahto set his hand and seal the day and year first above written. Maurice Fishburn Batrice M. History Beatrice M. Fishburn STATE OF KANSAS DOURNAN Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th of " NARCH 90", 1956, personally appeared NAURICE FISHEMEN and EXATRICE N. FISHEMEN, a/k/a BEATRICE FISHEMEN, husband and wife, to the personally known and known to me to be the identical person S who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and to the personally known and known to me to be the identical person and acknowledged to me that they executed the same as purposes therein set forth. free and vo Witness my hand and official seal the day and year last above wri osenbaum, Notary Public My Todugissian expires : Apr 11 21, 1968 phin 2 010 0 2 0 0 1 2 0 0 1 R Recorded March 28, 1966 at 10:45 A.M. anice Beam Register of Deeds Por