

Book of Mortgages, Office of the Register of Deeds, Douglas County, Kansas, in the principal amount of One-Hundred Seventy-Five Thousand and No/100 (\$175,000.00) Dollars and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties of the first part shall at all times during the life of this indenture pay all taxes and assessments that may be levied or assessed against said real estate when the same becomes due and payable, and that they will, at their expense, purchase and keep in force during the entire period of this agreement a policy or policies of insurance protecting said described premises, together with all fixtures, improvements and appurtenances thereto and all mortgaged property herein, against loss by fire, wind, hail and all other forms of loss or destruction which may be covered and insured by a comprehensive policy or policies of insurance. Said policy or policies of insurance shall be written in a sum not less than the combined total of the unpaid principal balance owing hereunder by the parties of the first part to the party of the second part and the unpaid principal balance owing by the parties of the first part on the aforesaid real estate mortgage to and in favor of The Fidelity Investment Company, a corporation, and its assigns on any given date. Said policy or policies of insurance shall contain an express clause or endorsement providing that upon loss to or destruction of said described mortgaged property the proceeds of said insurance shall be paid to the party of the second part as its interest may appear in said mortgaged property on the date of said loss or destruction. And in the event that said parties of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the party of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of ten percent (10%) from the date of payment until fully repaid.