K. That each right, power and remedy herein conferred upon the Mostgagee is cumulative of every other right or remedy of right each right or remedy of the source whether herein or in and sideration contained and timy be enforced assumered in the result that no waves by the Mortgagee of performance of the same or any other of said coconants, that wherever the context herein the right of Mortgagee to requires the dotting end of the source of the same or any other of said coconants, that wherever the context herein the right of Mortgagee to requires of other induced the source of the same or any other of said coconants, that wherever the context herein the right of Mortgagee to according to the termine and the number of said coconants, that wherever the context herein the induced the massion and oblightions are averaged shall extend to and be binding upon the respective here, eventors, administrators, successes and assigns of the Mortgagee, and that the powers berein mentioned may be extremed as often as on asona therein are the successors and assigns of the Mortgagee, and that the powers berein mentioned may be extremed as often as on asona therein are the successors and assigns of the Mortgagee, and that the powers berein mentioned may be extremed as often as on asona therein are the successors. IN WITNESS WHEREOF, we have hereunto set our bands and seals this 183785 February A.D. 19.67 Lelland Lee McClelland (SEAL) William Lee McClelland of. (SEAL) Karen Kay McClelland (SEAL) (SFAL) State of KANSAS 55 County of__DOUGLAS I. Janice Cotner , a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Lee McClelland and Karen Ka personally known to me to be the same person or persons whose name or names is or William Lee McClelland and Karen Kay McClelland are subscribed to the loregoing Instrument, appeared before me this day in person and acknowledged that they the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws. The GIVEN under my hand and Notarial Seal this 18th day of February My Commission appression March 10, 1970 OTARFD UBLIC Filed for recorded February 20, 1967 at 2:01 P.M. at 18th day of February A.D. 19 67 123

I In case the mortgaged property, or any part thereof, shall be taken by condemnation, the Mortgagee is hereby empowered to officer and receive all compensation which may be paid for any property taken or for damages to any property not taken and all undermation compensation so received shall be forthwith applied by the Mortgagee as it may elect to the immediate reduction of the information secured hereby, or to the repair and restoration of any property so damaged, provided that any every over the amount of the information are shall be delivered to the Mortgagor or his assignee. The event with the delivered to the Mortgager or his assigned.
1 All examents, rents, issues and profits of said premises are pledeed, assued and transferred to the Mortgager, whether now due we are companies of the Mortgager or his said that the issue of a said propits of a said premises are pledeed, assued and transferred to the Mortgager, whether now due we are companies of the mortgage of all such bases and are even to the use or assume and the propits of a said birth the said that the interview of the decimal we have all the said transferred to the Mortgager of all such bases and are even in the term of the use or assume and the said transferred to the Mortgager of all such bases and are even in any term of the said transferred to the Mortgager of all such bases and are even in the said to the said the said transferred to the decimal we have all the said to the said transferred to the decimal and transferred to the decimal and the said transferred to the decimal and the said transferred to the decimal and the said transferred to the decimal and transferred to the decimal and the said transferred to the decimal and transferred to the d

H That the Mortgagee may employ counsel for advice or other legal service at the Mortgagee's discretion in connection with an dispute as to the debt hereby secured or the lien of this Instrument, or any litigation to which the Mortgagee may be made a party of their and any reasonable attorney's fees so inducted shall be added to and he a part of the ideal thereby secured. Any costs and experient fit in any affect distance data of the property secure of the property secure of the debt thereby secure. Any costs and experient fit in any affect may affect and the mortgage and safe of the property secure of the debt thereby secure. Any costs and experient fit into affecting said debt or lien, including reasonable estimated amounts to conclude the transaction, shall be added to and he included in any decrease on domain, and if not paid shall be included in any decrease or indigment as a part of said mortgage debt and shall include interest at the highest contract rate then at the legal rate.

G. That time is of the essence hereof and if default be made in performance of any covenant herein contained or in making any payment under said note or obligation or any extension or renewal thereof, or if proceedings be instituted to enforce any other lies of the benefit of his creditors or if the property be placed under control of or in rustofy of any covenant herein contained or in making any charge upon any of said property, or upon the filing of a proceeding in bankuptes by or against the Mortgagor, or if the Mortgagor, or if the Mortgagor or if the Mortgagor, and is creditors or if his property be placed under control of or in custofy of any court, or if putties and without affecting the lies therein and in any of said events, the Mortgagor is herely authorized and empawered, at its without notice, all sums secured herely immediately due and payable, whether or not such default be remedied by Mortgagor, and apply immediately proceed to foreclose this mortgage, and in any foreclosure a sale may be made of the premises en masse without offering the several parts separately:

F That in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgager may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forbear to sue or may evend time for payment/of the stelebt, secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured:

E. That it is the intent hereof to scenre payment of said note and obligation whether the entire amount shall have been advanced to the Mortgagor at the date hereof, or at a later date, and to scenre any other amount or amounts that may be added to the mortgage indebtedness under the terms of this mortgage contract:

D That in case of failure to perform any of the covenants herein, Mortgagee may do on Mortgagor's behalf everything so convenanted is that said Mortgagee may also do any act it may deem necessary to protect the lien hereof: that Mortgagor will repay upon demand any moneys paid or disbursed by Mortgagee for any of the above purposes and such moneys together with interest thereon at the highest rate for which it is then lawful to contract shall become so much additional indebtedness secured by this mortgage with the same priority as the original indebtedness and may be included in any decree foreclosing this mortgage and be paid out of the rents or preceded of said of said premises if not otherwise paid; that it shall not be obligatory upon the Mortgagee to implife into the validity of any lien, o advance or claim advancing moneys as above authorized, but nothing herein contained shall be construed as requiring the Mortgage on advance or one of the operator of the any act hereunder; and the Mortgagee shall not incur any personal liability because of anything it may do or omit to do hereunder:

1

Notary Public

Janue Beem Register of Deeds