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6. He will continuously maintain hazard insurance, of such type or types and amount as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofore been made under (a) of paragraph 5 hereof, he will promptly pay when due any premiums therefor. Upon default thereof, Mortgagee may pay the same, therefor shall be held by it and have attached thereto loss payable clauses in favor of and inform accept-able to the Mortgagee. In event of loss he will give immediate notice by mail to the Mortgagee who may hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly. The insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option, either to the reduction of the indebtedness hereby secured or to the res-toration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

7. He will not execute or file of record any instrument which imposes a restriction upon the sale or occupancy of the property described herein on the basis of race, color or creed.

8. Upon the request of the Mortgagee the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization, or improve-ment at Mortgagor's request, or for maintenance of said premises, for taxes or assessments against the same and for any other purpose elsewhere authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the Mortgagor and Mortgagee. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the Mortgagee. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

9. If there shall be a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, or if Mortgagor be adjudicated bankrupt or made defendant in a bankruptcy or receivership proceedings, then any sums owing by the Mortgagor to the Mortgagee shall, at the option of the Mortgagee, become immediately due and payable. The Mortgagee shall then have the right to enter into the possession of the mortgaged premises and collect the rents, issues and profits thereof. In the event of any default, as herein described, or if Mortgagor be adjudicated bankrupt or made de-fendant in a bankruptcy or receivership proceedings, this mortgage may be foreclosed. Appraisal is hereby waived.

10. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

11. Title 38, United States Code and the Regulations issued thereunder shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations are hereby amended and supplemented to conform thereto.

Notice of the exercise of any option granted herein to the Mortgagee is not required to be given. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

IN WITNESS WHEREOF the Mortgagor(s) have hereunto set their hand(s) and seal(s) the day and year first above written:

Merle S. Venable [SEAL]
Merle S. Venable

Janet K. Venable [SEAL]
Janet K. Venable

STATE OF KANSAS,
COUNTY OF DOUGLAS

BE IT REMEMBERED, that on this 28th day of December, 1967, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared *Merle S. Venable and Janet K. Venable, his wife*, known to be the same person(s) who executed the above and foregoing instrument of *Warranty Deed* and acknowledged the execution of same.

WHEREOF, I have hereunto set my hand and Notarial Seal on the day and year last above written.

My Commission expires

James L. Postma
James L. Postma Notary Public

My Commission Expires April 22, 1972

Recorded December 29, 1967 at 8:04 A.M.

James Beam Register of Deeds