

J. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to become due, under or by virtue of any lease or agreement for the use or occupancy of said property, or any part thereof, whether said lease or agreement is written or verbal, and it is the intention hereof to pledge said rents, issues and profits on a parity with said real estate assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits, regardless of when earned, and use such measures, whether legal or equitable as it may deem proper to enforce collection thereof, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom, which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses of every kind, including attorney's fees, incurred in the exercise of the powers herein given, and from time to time apply any balance of income not in its sole discretion, needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness in person or otherwise. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels that there is no substantial uncorrected default in performance of the Mortgagee's obligations herein, the Mortgagee on satisfactory evidence all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed of Special Commissioner's Deed pursuant to a decree of foreclosure, the lien hereby created shall be terminated, then and after the expiration of the statutory period during which it may be issued, affecting the lien hereby created, Mortgagee shall have all powers at any time to refuse to take or to abandon possession of said premises without sustenance against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

K. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee, whether herein or by law conferred and may be enforced concurrently therewith; that no waiver by the Mortgagee of performance of any obligation hereof or in said obligation contained shall thereafter in any manner affect the right of Mortgagee to require or enforce performance of the same or any other of said obligations; that wherever the context hereof requires, the masculine gender, as used herein, shall include the feminine and the center and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagee, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day

of September A.D. 1967

Thomas J. Waller
Thomas J. Waller

(SEAL)
(SEAL)

Catherine A. Waller
Catherine A. Waller
(SEAL)

State of KANSAS

County of DOUGLAS

Janice Cotner

a Notary Public in and for said County, in the State aforesaid.

DO HEREBY CERTIFY that Thomas J. Waller and Catherine A. Waller, husband and wife

personally known to me to be the same person or persons whose name or names is or are subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they have signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth including the release of all rights under any homestead, exemption and valuation laws.



Witness my hand and Notarial Seal this 28th day of September A.D. 1967

Janice Cotner
Janice Cotner
Notary Public

Filed for record in Recorder's Office of

at 2:39 o'clock P.M.

State of Kansas, District of Douglas
JAN 2 - 1968
Recorder of Deeds

Recorder of Deeds

Recorded January 2, 1968 at 2:25 P.M.

Janice Boen Register of Deeds