

J. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether such due or lease or agreement is written or verbal; and it is the intention hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree; and (b) to establish an absolute transfer, and 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 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; employ, renting agents of other employees, after or repair said premises, buy, furnish and equipment thereof which it deems necessary; powers ordinarily incident to absolute ownership; and other forms of insurance as may be deemed advisable, and in general exercise all rights created or the mortgaged premises and on the income therefrom which lien is prior to the lien of any other, not a lien in the nature 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 hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a deficiency, there is no substantial uncorrected default in performance of the Mortgagee's obligations herein, the Mortgagee, in its sole discretion, feels that all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed as Special Commissioner's Deed pursuant to a decree foreclosing the lien hereof, but if no deed be issued, then until the expiration of the statutory period during which it may be issued, Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without sustaining against Mortgagee based upon facts or omissions relating to the subject matter of this paragraph. No suit shall be brought after Mortgagee's possession ceases.

K. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right of remedy of the Mortgagee, whether herein or by law conferred, and may be enforced concurrently therewith, that no exercise by the Mortgagee of performance of any covenant herein 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 covenants; that wherever the context hereof requires the masculine gender, as used herein, shall include the feminine, 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 Mortgagor; 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 24th day of January, A.D. 19 68

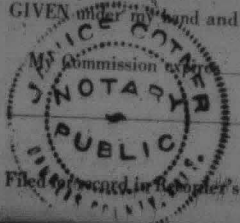
Norman R. Yetman (SEAL) Anne B. Yetman (SEAL)

State of KANSAS }
County of DOUGLAS } SS

I, Janice Cotner, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Norman R. Yetman and Anne B. Yetman, 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 and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal this 24th day of January, A.D. 19 68



Janice Cotner Notary Public

Filed for record in Recorder's Office of _____ County, State of _____

Recorded January 25, 1968 at 11:24 A.M.

Janice Beem Register of Deeds