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Mortgagor shall pay all costs, charges and expenses reasonably incurred or paid at any time by mortgagee, including abstract or title insurance expenses, because of the failure of mortgagor to comply with the provisions of said note and this mortgage, and the same are hereby secured by this mortgage.

The failure of mortgagee to assert any of its rights hereunder at any time shall not be construed as a waiver of its right to assert the same at a later date, and to enforce strict compliance with all of the terms and provisions of said note and of this mortgage.

NOW, If said mortgagor shall pay or cause to be paid to said mortgagee, its heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, and all future advancements with interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable, or if insurance premiums are not paid when due, then the whole of said sum and sums, and interest thereon, shall become due and payable at the option of the holder hereof, and said mortgagee shall be entitled to the possession of said premises.

This mortgage shall extend to and be binding upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, said mortgagor has hereunto set its hand the day and year first above written.  
EVERS MEMORIAL CHAPEL, AFRICAN METHODIST EPISCOPAL ZION CHURCH, INC.

By: Harold T. Hutton, trustee Oscar Madison, trustee Mrs. O. Madison, trustee  
Ruthie M. Hutton, trustee Robin P. Gary, trustee Stephen M. Gary, trustee  
Clifton Buford, trustee Andrew J. Bowlin, trustee Charlene Bowlin, trustee

State of Kansas, Douglas County, ss:

BE IT REMEMBERED, That on this 10th day of January, 1969, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Harold T. Hutton, Ruthie M. Hutton, Clifton Buford, Oscar Madison, Mrs. O. Madison, Robin

P. Gary, Stephen M. Gary, Andrew J. Bowlin, and Charlene Bowlin, being all of the Trustees of the Evers Memorial Chapel, African Methodist Episcopal Zion Church, Inc., who are personally known to me to be the same persons who

executed the within instrument of writing, and such persons duly acknowledged the execution of the same, as such Trustees.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

John W. Brand, Jr. - Notary Public

My Commission Expires:

JUNE 31, 1970

Recorded January 13, 1969 at 9:21 A.M.

G. B. Beam Register of Deeds