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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 occupation of said property, or any part thereof, whether said 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 severably 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, either before or after foreclosure sale, to enter upon and take possession of, manage, maintain and operate said premises, or any part 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 monies whether legal or equitable as it may deem proper to enforce collection thereof, employ traveling agents or other employees, alter or repair said premises, buy furnishings and equipment therefor when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance necessary for any purpose herein stated to secure which a lien is 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 hereby secured, before or after any decree of foreclosure, and on the delinquency in the proceeds of sale, if any, whether there be a decree thereon, shall relinquish possession and pay to Mortgagee any surplus income in its hands. The possession of Mortgagee may continue until foreclosure of 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 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 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 whereas the contract hereof requires, the masculine gender, as used herein, shall include the feminine and the neuter 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 Mortgagor, 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 2nd day of October, A.D. 19 70.

Thomas M. Gale (SEAL) Mary M. Gale (SEAL)

Thomas M. Gale (SEAL) Mary M. Gale (SEAL)

State of Kansas

County of Douglas } SS

I, Mary E. Hald, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Thomas M. Gale and Mary M. Gale, 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.



My hand and Notarial Seal this 2nd day of October, A.D. 19 70.

My commission expires April 18, 1973.

Mary E. Hald Notary Public

Filed in Recorder's Office of

County, State of

Recorded October 5, 1970 at 4:05 P.M.

Glenn Beam Register of Deeds