1 1 1 Mortgagor hereby assigns to mortgagee the rents and income arising at any and all times from the property, mort-gaged to secure this note, and hereby authorize mortgagee or its agent, at its option, upon default, to take charge of said property and collect all rents and income and apply the same on the payment of insurance premiums, taxet, assessments, repairs or improvements necessary to keep said property in tenantable condition, or other charges or payments provided for in this mortgage or in the note hereby secured. This assignment of rents shall continue in force until the unpaid balance of said note is fully paid. It is also direct that the taking of possession hereunder shall in ho manner prevent or retard mortgagee in the collection of said sums by foreclosures or otherwise. If there shall be any change in the ownership of the premises covered hereby without the consent of the mertgagee and the payment of the assumption fee as specified in the promissory note, the entire indebtedness shall become due and payable at the election of the mortgagee and foreclosure proceedings may be hastituted thereon. If said mortgagor shall cause to be paid to mortgagee the entire amount due it hereunder and under the terms and provisions of said note hereby secured, including future advance, and any extensions or renewals thereof, in accordance with the terms and provisions thereof, and comply with all the provisions in said note and in this mortgage contained, then these presents shall be void; otherwise; to remain in full force and effect, and mortgagee shall be entitled to the immediate possession of all on said premises and any, at its option, decline the whole of said note due and payable and have foreclosure of this mortgage or take any other legal action to protect its rights, and from the date of such default all items of indebtedness hereunder shall draw interest at the rate of 10% per annum. Appendisement and all benefits of homestage and and exemption laws are hereby waived. homestead and exemption laws are hereby waived. WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. \leq This mortgage shall be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. IN WITNESS WHEREOF, said mortgagor has hereunto set his hand the day and year first above written. TOWN CENTER, INC. W CENT Russell W. Jones, President CORPOR ACKNOWLEDGMENT 41-2 S.E.A.D KANSAS CORPORATION ACKNOWLEDGMENT CENTER KANSAS , COUNTY OF Douglas BE 17 STREEMBERED, That on this <u>30th</u> day of <u>March</u> efore the intersigned, a Notary Public in and for the County and State aforesaid, came SRASED W Jones President of the TOWN CENTER, INC. A. D., 1974. and, Secretary of said corporation, who are personally known to me to be the same persons who executed, as such officers, and who are personally known to me to be the same persons who executed, as such ultres, the within instrument on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation Accuration of the same to be the act and deed of said corporation, and such persons duly acknowledged the 10748 NOT48 NALLE EOF, I have hereunto set my hand and affixed my official seal, the day and year My complete the same to be the act and deed of said corporation February 10, 1973 Marshall Biggerstall Notary Public. L-306 Cance Been Register of Deeds Recorded March 31, 1971 at 2:58 P. M.