

Lots Thirty-Nine (39) and Forty (40) on College Street in Media,
as shown on the recorded plat of Media, now annexed to Baldwin
City, Douglas County, Kansas

"The mortgagor and mortgagee agree that any range, refrigerators,
or carpeting purchased or financed in whole or in part, with loan
funds will be considered and construed as a part of the property
covered by the mortgage."

together with all rights, interests, easements, hereditaments and appurtenances thereto belonging, the rents, issues, and
profits thereof and revenues and income therefrom, all improvements and personal property now or later attached thereto or
reasonably necessary to the use thereof, all water, water rights, and water stock pertaining thereto, and all payments at
any time owing to Borrower by virtue of any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest
therein—all of which are herein called "the property";

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the
Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations or conveyances
specified hereinabove, and COVENANTS AND AGREES as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government
against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by
an insured lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home
Administration.

(3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, less the amount of
any annual charge, may be paid by the Government to the holder of the note as provided in the insurance endorsement for the account of
Borrower. Any amount due and unpaid under the terms of the note, whether it is held by the Government or by an insured lender, may be
credited by the Government on the note and thereupon shall constitute an advance by the Government for the account of Borrower. Any
advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the
advance was due to the date of payment to the Government.

(4) Whether or not the note is insured by the Government, the Government may at any time pay any other amounts required
herein to be paid by Borrower and not paid by him when due, as well as any costs and expenses for the preservation, protection,
or enforcement of this lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne
by the note which has the highest interest rate.

(5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable
by Borrower to the Government without demand at the place designated in the latest note and shall be secured hereby. No
such advance by the Government shall relieve Borrower from breach of his covenant to pay. Such advances, with interest,
shall be repaid from the first available collections received from Borrower. Otherwise, any payment made by Borrower may
be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

(7) To pay when due all taxes, liens, judgments, encumbrances, and assessments lawfully attaching to or assessed
against the property and promptly deliver to the Government without demand receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies approved by, delivered to, and retained by
the Government.

(9) To maintain improvements in good repair and make repairs required by the Government; operate the property in a good
and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as the
Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impair-
ment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber
gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(10) To comply with all laws, ordinances, and regulations affecting the property.

(11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien
and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supple-
mentary agreement (whether before or after default), including but not limited to costs of evidence of title to and survey of
the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of
advertising, selling, and conveying the property.

(12) Neither the property nor any portion thereof or interest therein shall be leased, assigned, sold, transferred, or en-
cumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and
exclusive rights as mortgagee hereunder, including but not limited to the power to grant consents, partial releases, subordi-
nations, and satisfaction, and no insured lender shall have any right, title or interest in or to the lien or any benefits hereof.

(13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants
and agreements contained herein or in any supplementary agreement are being performed.

(14) The Government may extend and defer the maturity of and renew and reamortize the debt evidenced by the note or
any indebtedness to the Government secured hereby, release from liability to the Government any party so liable thereon,
release portions of the property from and subordinate the lien hereof, and waive any other rights hereunder, without affecting
the lien or priority hereof or the liability to the Government of Borrower or any other party for payment of the note or indebt-
edness secured hereby except as specified by the Government in writing.

(15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit
association, a Federal land bank, or other responsible cooperative or private credit source, at reasonable rates and terms for
loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan
in sufficient amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased
in a cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other real estate, or under any personal property or other,
security instrument held or insured by the Government and executed or assumed by Borrower, and default under any such
other security instrument shall constitute default hereunder.

(17) SHOULD DEFAULT occur in the performance or discharge of any obligation secured by this instrument, or should
any one of the parties named as Borrower die or be declared an incompetent, a bankrupt, or an insolvent, or make an assign-
ment for the benefit of creditors, the Government, at its option, with or without notice, may: (a) declare the entire amount
unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the
account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent
the property, (c) upon application by it and production of this instrument, without other evidence and without notice of hear-
ing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, (d) fore-
close this instrument as provided herein or by law, and (e) enforce any and all other rights and remedies provided herein
or by present or future law.

(18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses
incident to enforcing or complying with the provisions hereof, (b) any prior liens required by law or a competent court to be
so paid, (c) the debt evidenced by the note and all indebtedness to the Government secured hereby, (d) inferior liens of
record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower
owing to or insured by the Government, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the
property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the pur-
chase price by crediting such amount on any debts of Borrower owing to or insured by the Government in the order prescribed
above.

(19) As against the debt evidenced by the note and any indebtedness to the Government hereby secured, with respect to
the property, Borrower (a) hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent, dower,
curtesy, homestead, valuation, appraisal, and exemption, to which Borrower is or becomes entitled under the laws and
constitution of the jurisdiction where the property lies, and (b) hereby agrees that any right provided by such laws or con-
stitution for redemption or possession following foreclosure sale shall not apply, and that no right of redemption or posses-
sion shall exist after foreclosure sale.

(20) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future
regulations not inconsistent with the express provisions hereof.

(21) Notices given hereunder shall be sent by certified mail, unless otherwise required by law, addressed, unless and
until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration,
United States Department of Agriculture, at Topeka, Kansas 66603, and in the case of Borrower to him at his post office
address stated above.