

Borrower, therein unto the Credit Union forever.

The Borrower hereby covenants that he has good right to sell and convey said premises, as aforesaid, and that they are free from encumbrance, and hereby warrants the title to the same against all persons whomsoever.

This mortgage is given to secure the payment of any sum or sums of money which may be loaned or advanced by the Credit Union, its successors or assigns, to the Borrower at the date hereof or from time to time, as the parties hereto may now or hereafter agree, with interest on each loan or advance from the time of the advance until paid; it being the intention of the parties hereto that this mortgage shall secure any and all advances made from time to time to the Borrower by the Credit Union, its successors or assigns, however evidenced, whether by note, check, receipt, book accounts, overdrafts, or any liability as endorser or guarantor on any other indebtedness of either of the Borrowers, either direct or indirect, now or hereafter held by the said Credit Union, its successors or assigns, and to remain in full force and effect between the parties hereto, or assigns, until all advances made by virtue hereof, including all other liabilities held heretofore mentioned, are paid in full with interest; said payments as made to the Credit Union by the Borrower to be applied first to the payment of interest on the principal and the balance in the reduction of the principal amount of said note.

The Borrower covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said notes or other obligations, at the time and in the manner therein provided.
2. That he will promptly pay, before the same shall become delinquent, all taxes and special assessments of any kind that may be levied or assessed within the State of Kansas upon the mortgaged premises or any part thereof or upon the interest of the Borrower, his successors or assigns, in said premises or upon the note or debt secured by this mortgage.
3. That the Borrower will keep the improvements now existing or hereafter erected on the mortgaged premises insured, as may be required from time to time by the Credit Union, against loss by fire or other hazards, casualties and contingencies in such amounts and for such periods as it may require and will pay promptly, when due, any premiums on such insurance. All insurance shall be carried in companies approved by the Credit Union, and the policies and renewals thereof shall be held by it and have attached thereto loss payable clauses in favor of and in form acceptable to the Credit Union. In the event of loss, he will give immediate notice by registered mail to the Credit Union who may make proof of loss, if not made promptly by the Borrower, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Credit Union instead of to the Borrower and the Credit Union jointly, and the insurance proceeds, or any part thereof, may be applied by the Credit Union, at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged.
4. In case of failure to insure or maintain insurance as agreed, or on failure to deliver said policies to the Credit Union, or on default in the payment of any premium on any such policy when due, the Credit Union may procure and maintain such insurance and pay any and all premiums thereon and collect the cost thereof with interest at the highest legal rate, from the Borrower, and the same with interest as aforesaid shall be a lien on said premises and be secured by this mortgage and collected in like manner as the principal sum hereby secured. In the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title, and interest of the Borrower in and to any insurance policies then in force shall pass to the purchaser or grantee.
5. That he will keep the evidence of title, as deposited with the Credit Union, extended to show the record ownership of the premises and to show the state of title in the event of any legal proceedings affecting this mortgage, and will keep the buildings and other improvements on the premises in as good repair and condition as at this time, ordinary wear and tear only excepted.
6. To reimburse the Credit Union for all costs and expenses incurred in any suit in which the Credit Union may be obliged to defend or protect its rights or lien acquired hereunder, including all abstract fees, court costs, and other expenses, and such sums shall be secured hereby and included in any decree of foreclosure.
7. In the event of foreclosure of this mortgage, the Credit Union shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and collect the rents, issues, and profits thereof; the amounts so collected by such receiver to be applied under the direction of the court to the payment of any judgment rendered or amount found due under this mortgage.
8. That if there shall be a default in any of the terms, conditions, or covenants of this mortgage, or of the notes or other obligations secured hereby, then any sums owing by the Borrower shall, at the option of the Credit Union, become immediately due and payable. The Credit Union shall then have the right to enter into the possession of the mortgaged premises and collect the rents, issues, and profits thereof. In the event of any default as herein described, this mortgage may be foreclosed. Appraisement is hereby waived.

9. Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the borrower will pay to the credit union until the said note is fully paid:

- (a) The sum equal to the taxes and any special assessments next due on the premises covered by this mortgage, plus the premium that will next become due and payable on the policies of fire and other hazard insurance on the premises covered hereby (all as estimated by the credit union, and of which the borrower is notified), less all sums already paid therefor, divided by the number of months to elapse before one month prior to the date when such insurance premiums, taxes and assessments will become delinquent, such sums to be held by the credit union in trust to pay said insurance premiums, taxes and special assessments, before the same become delinquent.
- (b) The aggregate of the amounts payable pursuant to sub-paragraph (a) and those payable on the note secured hereby shall be paid in a single payment each month, to be applied to the following items in the order stated:
 - (1) Taxes, assessments, fire and other hazard insurance premiums,
 - (2) Interest on the note secured hereby, and
 - (3) Amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payments shall, unless made good by the borrower prior to the due date of the next such payment, constitute an event of default under this mortgage.

10. If the total of the payments made by the borrower under (a) of paragraph 9 above shall exceed the amount of payments actually made by the credit union for taxes and assessments or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the borrower for such items. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the borrower shall pay to the credit union any amount necessary to make up the deficiency within thirty (30) days after written notice from the credit union stating the amount of the deficiency, which notice may be given by mail. If at any time the borrower shall tender to the credit union, in accordance with the provisions of the note secured hereby full payment of the entire indebtedness represented thereby, the credit union in computing the amount of such indebtedness shall credit to the account of the borrower any credit balance remaining in the provisions of (a) of paragraph 9 above. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the credit union acquires the property otherwise after default, the credit union shall apply, at the time the property is otherwise acquired, any credit balance accumulated under (a) of paragraph 9 above on the interest accrued and unpaid and the balance of the principal then remaining unpaid on said note.

11. The borrower will pay all taxes, assessments and all other governmental or municipal charges, fines or impositions levied upon said premises except when the payment for all such items has heretofore been paid under (a) of paragraph 9 above hereof, and he will promptly deliver the receipts therefor to the credit union. In default thereof, the credit union may pay the same.

12. In the event a proceeding is brought in eminent domain against any of the above described mortgaged property the borrower hereby assigns and sets over to the Credit Union all proceeds to be applied as provided herein.

13. Notice of the exercise of any option granted herein to the Credit Union is not required to be given and no failure of the Credit Union to exercise any option to declare matured the debt hereby secured, nor in fact any option hereunder, shall be deemed a waiver of the right to exercise such option at any other time, as to any present, past, or future default hereunder. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Borrower has hereunto set their hand the day and year first written above.

I/we hereby acknowledge receipt of a copy of this Real Estate Mortgage appropriately filled in prior to consummation of this transaction, and that it is correct.

STATE OF KANSAS

COUNTY OF Douglas

BE IT REMEMBERED that on this 24th day of September, 1971, before me the undersigned, a

Notary Public in and for said county and state, personally appeared

Otis Wesley Keltcher and Helen I. Keltcher

who I know personally known to me to be the same persons who executed the foregoing instrument, and duly acknowledged the execution thereof.

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



October 31, 1973

RELEASE

Recorded October 8, 1971 at 10:30 A.M.

James Beem

Register of Deeds