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[illegible]

[illegible] shall be due from and payable by the mortgagor to the mortgagee, its successors or assigns, immediately upon being paid by the mortgagee, its successors or assigns; but the advancing of such insurance or payment of any such taxes, assessments, liens or expenses by the mortgagee, its successors or assigns, shall not be deemed a waiver of its or their right to exercise the option hereinafter provided to declare all of the indebtedness secured hereby due and collectible.

If, while said note and this mortgage is owned by a non-resident of the State of Kansas, any law is passed by said state imposing upon such non-resident holder any tax upon the note or mortgage or any liability to pay any part of the tax against the mortgaged premises, such holder, if it so elects, may declare the debt due and collectible and the mortgage foreclosable without notice.

And it is agreed that in case default shall be made in the payment of the principal of said note or any installment thereof or of any interest thereon when due, or in the payment of any insurance premiums, taxes or special assessments, or if there shall be a failure to comply with any condition of this mortgage, or if the mortgagor shall file a petition [illegible] arrangement or composition or extension or any other relief under or pursuant to the Federal Bankruptcy Act [illegible] now or hereafter in effect, or if the mortgagor shall be adjudicated bankrupt or insolvent [illegible] then the said note and the whole indebtedness secured by this mortgage, including all payments for taxes, assessments, insurance premiums, liens, expenses and attorney's fees herein specified, shall, at the option of the mortgagee, its successors or assigns, become due and payable at once without notice to the mortgagor, and be collectible at once by foreclosure or otherwise, and appraisement is hereby expressly waived.

As additional and collateral security for the payment of said note, the mortgagor hereby assigns to said mortgagee, its successors or assigns, all the rights and benefits accruing to the mortgagor under all oil, gas or mineral leases on said premises, this assignment to terminate and become void upon release of this mortgage; provided, however, that said mortgagee, its successors or assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefor except as to sums actually collected by it or them, and that the lessees in any such leases shall account for such rights or benefits to the mortgagor or his assigns until notified by legal holder hereof to account for and to pay over the same to such legal holder. Should operation under any oil, gas or mineral lease seriously [illegible] the note secured by this mortgage shall immediately become due [illegible] successors or assigns.

In case of the renewal or extension of the indebtedness hereby secured, or any part thereof, all the provisions of this mortgage and the lien thereof [illegible] shall remain in force as fully and with the same effect as if it were made originally to mature at such extended date. The mortgagor further agrees not to create any lien on the said premises [illegible] the person or persons entitled to the benefits thereof shall have agreed that the time for the payment of the indebtedness hereby secured and the manner and amount of payment thereof and the benefits of the security afforded hereby may, without the consent of such person or persons and without any obligation to give notice of any kind thereto, be extended, [illegible], suspended and refinanced on any terms whatsoever without in any manner [illegible] the lien hereby created as security for the payment of the indebtedness evidenced by said note [illegible].

[illegible] the covenants and agreements of the mortgagor herein contained shall extend to and [illegible] and shall inure to the benefit of the mortgagee, its successors and assigns [illegible] it shall be deemed to include either the masculine or feminine [illegible] as the case may be.

IN WITNESS WHEREOF, the said mortgagor hereunto set ..... their ..... hand s and se[al] ..... the day and year first above written.

In the presence of

C. E. Clarridge
Vera T. Clarridge

STATE OF KANSAS
} ss.
COUNTY OF [illegible]

BE IT REMEMBERED, that on this ..... 5th ..... day of March A. D. 19 47 before me, the undersigned, a Notary Public, in and for said county and state, came

C. E. Clarridge and Vera E. Clarridge, his wife,

who ..... are ..... personally known to me to be the same person s ..... who executed the foregoing mortgage deed and duly acknowledged the execution of the same as ..... their ..... voluntary act and deed.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix my official seal on the day and year last above written.

My commission expires [illegible]y 22, 1951 Hale Wells Notary Public

Recorded March 7, 1947 at 9:10 A.M. Harold A. Beck Register of Deeds.