

And to further secure the payment of said note the parties of the first part hereby assign to the party of the second part, in whole or at the option of the second party, in such amounts or such proportionate part or parts as the second party may from time to time designate, all the rents, royalties, payments and delay moneys that may from time to time become due and payable on account of any and all oil and gas mining leases or mineral leases of any kind now existing or that may hereafter come into existence covering the above described lands, and all moneys received by the second party by reason of this assignment shall be applied; first, to the payment of matured installments; and second, the balance, if any, to the principal remaining unpaid; provided, that nothing herein shall be construed as a waiver of the priority of the lien created by this mortgage over any such lease made subsequent to the date of this mortgage.

If any of the payments in the above described note be not paid when due, or if the parties of the first part shall permit any taxes or assessments on said land to become delinquent, or fail to keep the buildings and improvements insured as herein provided, or apply the proceeds of this loan to substantially different purposes from those for which it was obtained, or shall by neglect permit any unreasonable depreciation in the value of said premises or the buildings and improvements thereon, or shall fail to keep and perform all and singular the covenants, conditions and agreements, herein contained, then the whole note hereby secured shall, at the option of the party of the second part, become immediately due and payable, and this mortgage subject to foreclosure.

At any payment period after five years from the date hereof, parties of the first part have the privilege of paying the sum of Twenty-five Dollars or any multiple thereof on the principal of the debt hereby secured. Such additional payments are not to reduce thereafter the periodical payments herein contracted to be made, but are to operate to discharge the loan at an earlier date, by reducing the percentage applicable to interest and increasing the percentage applicable to principal.

In Witness Whereof, the parties of the first part have hereunto set their hands the day and year first above written.

Joseph C. McCanles.
Nettie M. McCanles.

State of Kansas; County of Douglas:SS:

Be it remembered, That on this 14 day of September, A. D. 1917, before the undersigned, a Notary Public within and for the County and State aforesaid, came Joseph C. McCanles and Nettie M. McCanles, husband and wife, to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged execution of the same.

In Witness Whereof, I have hereunto set my hand and official seal, the day and year last above written.
My commission expires Jan'y. 19, 1918. (L.S.) Geo. L. Kresack, Notary Public.

In consideration of the making by The Federal Land Bank of Wichita, to Joseph C. McCanles the loan secured by the within mortgage, the Kaw Valley National Farm Loan Association of Lawrence, Kan., hereby endorses this mortgage and guarantees the payment of principal and interest when due upon the indebtedness by this mortgage secured.

Dated this 14 day of September, 1917.

The Kaw Valley National Farm Loan Association of Lawrence, Kan.

(Seal) *Have no Corporate Seal* By. I. T. Herd, President.
Geo. L. Kresack, Secretary Treasurer.

Recorded on Sept. 14, A. D. 1917
at 2:45 o'clock, P.M.

Etelle Northrup
Register of Deeds,
B. Peine Walton, Deputy.

ASSIGNMENT OF MORTGAGE.

KNOW ALL MEN BY THESE PRESENTS: That Commerce Trust Company, a corporation of Kansas City, Missouri, for value received, does hereby sell, assign, transfer, set over and convey unto New York Life Insurance Company all of its right, title and interest of, in and to that certain mortgage, dated the 12th day of February, A. D. 1917, executed by W. F. Anderson and Ethel M. Anderson, his wife, to Commerce Trust Company, and duly filed for record in the office of the Register of Deeds of Douglas County, Kansas, on the 26th day of February, 1917, and duly recorded in Book 54, of Mortgages, at Page 491, together with the notes, debts and claims secured by said mortgage, and the covenants contained therein.

In Witness Whereof, Commerce Trust Company, has caused this instrument to be signed by its Vice President and its common seal to be affixed hereto this 7th day of April, 1917.

Attest. *Mc* Schwitzgebell Secretary (Corp Seal) By. Townley Culbertson, Vice-President.

State of Missouri: County of Jackson:SS:

Before me, a Notary Public in and for said County and State, on this 7th day of April, 1917, personally appeared Townley Culbertson to me known to be the identical person who subscribed the name of the maker thereof, Commerce Trust Company, to the foregoing instrument as its Vice-President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the consideration, uses and purposes therein set forth and acknowledged the execution of the same.

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

My commission expires February 17, 1921 (L.S.) G. P. Benson, Notary Public Within and For Jackson County, Missouri.
Recorded on Sept. 15, A. D. 1917
at 11:10 o'clock, A.M. *Etelle Northrup* Register of Deeds,
B. Peine Walton, Deputy