

Fourth. That in case of default of any of the covenants or agreements herein contained the rents and profits of the said premises are pledged to the party of the second part as additional and collateral security for the payment of all the indebtedness secured hereby, and the said party of the second part is entitled to the possession of said property, by a receiver or otherwise, as it may elect.

Fifth. That the parties of the first part hereby agree to pay all taxes and assessments, general or special, which may be assessed in the State of Kansas upon the said premises or upon the interest of the party of the second part therein, and if at any time any law, either state or federal, should be passed making any change in the tax laws now existing by which any additional or increased tax is sought to be imposed directly or indirectly upon the holder of this mortgage, the debt hereby secured shall at the option of the party of the second part, become immediately due and collectible, notwithstanding any thing contained in this mortgage or any law hereafter enacted.

The parties of the first part further agree not to permit all or any part of the taxes or assessments to become or remain delinquent, nor to permit the said property or any part thereof or any interest therein to be sold for taxes.

Sixth. That the parties hereto agree that all the covenants and agreements of the parties of the first part herein contained shall extend to and bind their heirs, executors, administrators, successors and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns.

Seventh. As additional and collateral security for the payment of the said note the mortgagor hereby assign to said mortgagee, its successors and assigns, all the rights and benefits accruing to the parties of the first part 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 party of the second part, its successors and 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 party of the first part or his assigns until notified by legal holder hereof to account for and to pay over the same to such legal holder.

Eighth. That if such payments be made as are herein specified, this conveyance shall be void; but if any note described, whether for principal or interest, or any part of the indebtedness secured by this Mortgage or any interest thereon, be not paid when due, or if default be made in any covenant or agreement herein contained, then this conveyance shall become absolute and the whole of said principal note shall immediately become due and payable at the option of the party of the second part; and no failure of the party of the second part to exercise any option to declare the maturity of the debt hereby secured shall be deemed a waiver of right to exercise such option at any other time as to any past, present or future default hereunder; and in case of default of payment of any sum herein covenanted to be paid when due, the said first parties agree to pay to the said second part, interest at the rate of ten per cent per annum, computed annually on said principal note, from the date of default to the time when said principal and interest shall be fully paid.

In witness whereof, the said parties of the first part have hereto subscribed their names and affixed their seals on the day and year above mentioned.

Elmer Breckenridge, (Seal)
Carrie Breckenridge, (seal)

State of Kansas, Douglas County, ss.

Be it remembered, that on this 20th day of April, A.D. 1920 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Elmer Breckenridge and Carrie Breckenridge, his wife, to me personally known to be the same persons who executed the foregoing instrument, and duly 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.

Commission expires December 20, 1920.

(L.S.)

O. H. Cooper,
Notary Public.

Recorded April 22, 1920,
At 11:00 o'clock A.M.

Edwin Norchup
Register of Deeds,
John Eldon
Deputy.

Mortgage.

This Mortgage, Made this 25th day of March, A.D. 1920, by and between Elmer Breckenridge and Carrie Breckenridge, his wife, of the County of Douglas and State of Kansas, parties of the first part, and The Davis-Wellcome Mortgage Company, a body corporate, existing under and by virtue of the laws of Kansas, and having its chief office in the City of Topeka, and State of Kansas, party of the second part,

Witnesseth, that the said parties of the first part, in consideration of the sum of Five Hundred Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, Sell and convey unto the said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Douglas, and State of Kansas, to wit:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section thirty One (31), also a strip two rods wide along the west side of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty One (31), Township Thirteen (13), South of Range Twenty (20), east of the Sixth Principal Meridian, Containing Forty One (41) Acres, more or less.

for Release see note on p. 487