To keep the buildings erected and to be erected upon said premises insired against loss by fire and tornado, to the amount of None Dollars for the benefit of the second party, its successors and assigns, in an insurance company acceptable ito it, and to deliver the said insurance policies and renewal receipts to the said second party; and Upon failure to comply with either of these conditions, covenants and agreements, it is agreed that the owner of this mortgage may pay the said taxes or assessments, or the costs of such insurance, and the amount do paid shall bear in terest at the rate of ten per cent per annum from the date of payment and said sum or sums so paid shall immediately due and payable, and shall be, additional lien up; onsaid real estate and be secured by thismortgage, and may be collected in the same manner as the principal debt hereby secured.

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That asidditional and colleral security for the payment of the debt heeinbefore described, the first party hereby assigns to the second party, its successors and assigns, all the right title and interest in and to all royalties and rentals accruing to them under all oil gas mineral, agriculture, or other leases on said real estate, and max directs any lessae, on demand to pay the said second party, its successors and assigns, all royalties and rentals that may be payable to them under the terms of any such lease of said real estate; provided that so long as nd defauit be made in the payment of the principal debt hereby secured or the interest due thereon, and so long as the agreements, covenants and conditions of this mortgage shall be faithfully performed, the first party theirs heirs ardassigns, shall retain possession of the premises hereby conveyed, and shall be entitled to appropriate for their own use all the income and profit derived therefrom, this assignment to terminate and become void upon the rekaze of this mortgage;

That the second party, its successors and assigns shall be subrogated in for futher security to the lien though released of record of any and all encumbranices paid out of the proceeds of the loan secured by this mortgage;

That in case the second party its auccessors on! assigns shall hereaft er appear in any of the land departments of the United States Goverhment or in any sourt or tribunal whatever, to defend the title or possession of the mortgaged real estate or lien thereon or appear in any court to prove the mortgaged debt, all the costs and expenses of such appearance, shall be allowed the second party, its successors or assigns, and such costs and expenses shall bear ten per cent interest from the date of the payment by said second party, its successors or assigns, and shallbe an additional lien upon the mortgaged real estate concurrant with and collected in the same manner as the balance of the mortgage debt hereby secured.

That the property herein described being located in the state of Kansas this mortgage and the rights and indebtedness hereby secured shall without regard to the place of contract or payment be construed and enforced according to the law. s of the State of Kansas with reference to the laws of which state the parties to this agreement are now contracting.

NOW if the payments are made as provided and all covenants and agreements fulfilled this mortgage shall be null and void and shall be released at the cost of the first party, their heirs $\frac{2}{2}$ assigns which cost first party agrees to pay but if the first party, their heirs or aggigns shall make default in the payment of

This Release Was written on the original Mor trage -C' & ontered This II day of Mark 37 will a. Ref!

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