

and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns forever against the lawful claims of all persons whomsoever.

FIRST. That the parties of the first part are justly indebted to the party of the second mortgage note of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the said sum and payable to the order of the said party of the second part with interest thereon from February 1st 1924 at the rate of six per cent per annum, payable on the first day of August and February in each year, according to the terms of interest notes thereunto attached; both principal and interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of America at the office of THE PIONEER MORTGAGE COMPANY, in Topeka, Kansas, and all of said notes bearing ten per cent interest after maturity.

SECOND. That the parties of the first part agree to keep all fences buildings and improvements on the said premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the buildings which are now or may hereafter be upon the premises unceasingly insured to the amount of \$500.00 in insurance companies acceptable to the party of the second part with policies payable to it in case of loss to the amount then secured by this mortgage; to assign and deliver all insurance premiums when due. In case of loss it is agreed that the party of the second part may collect the insurance moneys or may deliver the policies to the said parties of the first part for collection. At the election of the said party of the second part, the insurance moneys shall be applied either on the indebtedness secured or in rebuilding.

THIRD. That the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed and may pay any unpaid taxes or assessments charged against said property and may insure said property if default be made in the covenant to insure and if suit shall be filed for the foreclosure of this mortgage, may have the abstract of title extended from the date of record of this mortgage to the date of filing such foreclosure suit at the expense of the parties of the first part; and any sums so paid shall become a lien upon the above described real estate of this mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the whole of said real estate shall be sold together and not in parcels.

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 payments 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 upon said land premises or property or upon the interest of the party of the second part therein and not suffer or permit all or any part of the taxes or assessments to become or remain delinquent or any interest therein to be sold for taxes.

SIXTH. That the parties hereto further agree that all the covenants and agreements of the parties of the first 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. That if such payments be made as herein specified this instrument- Conveyance shall be void, but if any note herein 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, or if at any time any law either federal or state should be passed imposing or authorizing the imposition of any specific tax upon mortgages or bonds or upon the principal or interest money secured by bonds or mortgages, or by virtue of which owner, for the time being of the land described, shall be authorized to pay any such tax upon said bond or mortgage, or principal or interest thereby secured, or on the security, or either of them, and deduct the amount of such tax paid from any money or principal or interest secured by said bond and mortgage, then in any such case the said principal sum herein secured, with all arrearages of interest thereon, shall at the option of the holder of this mortgage be and become immediately due and payable, anything in the note or bond hereby secured or this mortgage contained to the contrary notwithstanding; and it shall then be lawful and the said mortgagee do authorize the said mortgagee to at once foreclose this mortgage; and no failure on the part of the second party 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 past, present or future default hereunder, and in case of default of payment of any sum herein covenanted to be paid when due, the first parties agree to pay to said second party 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.

EIGHTH. As additional and collateral security for the payment of the note and indebtedness hereinbefore described, the said parties of the first part hereby assign to the said party of the second part all the profits, revenues, royalties, rights and benefits accruing or to accrue to them under all oil, gas or mineral leases on said premises. This assignment to terminate and become null and void upon the release of this mortgage.

In Witness Whereof, The said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above mentioned.

Thomas E. Hill. (SEAL)  
Tessie D. Hill. (SEAL)

State of Kansas, }  
Douglas County, } ss.

Be It Remembered, That on this 17th day of January A D. 1924 before me the undersigned a Notary Public in and for said county and State aforesaid, came Thomas E. Hill and Tessie D. Hill 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.

L.S.  
Commission expires Apr. 7, 1925.

Chas. E. Beeks.  
Notary Public.