And the said party of the first part expressly agree 5 to pay the said note and the interest thereon promptly as each payment becomes due, and to pay all taxes and assessments against said premises when they become due; and agree S that when any taxes or assessments aball be made upon said loan, or upon said party of the second part, or assigns, on account of said loan, either by the State of Kansas or by the county or town wherein said land is situated, the party of the first part will pay such taxes or assessments when the same become due and payable; and that he will keep the buildings upon the above described real estate insured in such forms of insurance as may be required by the party of the second part in some solvent incorporated insurance company or companies approved by the said party of the second part, for

essigns. ond as

interest thereon, or any part thereof when due; or if the taxes on said premises are not fully paid before the same shall become delinquent; or upon failure on the part of the part y of the first part to pay the taxes or assessments upon the loan secured by this mortgage or the holder of the part of the part y of the diliver policing of inturance as above required of the part of said accoud party, or assigns, become due and payable and this mortgage may be foreclosed at any time after such default; but the omission of the party of the second part, or assigns, to exercise this option at any time or times shall not preclude said party of the second part from the exercise thereof at any subsequent default or defaults of said first part y in payment as aforsaid; and it shall not be necessary for said party of the second part, or assigns, to give written notice of its or their intention to exercise said option at any time or times, such notice being hereby expressly waived by said part y of the first part.

It is further provided that said party of the second part, or assigns, may at its or their option pay said taxes, assessments and insurance premiums on the failure of the party of the first part to pay the same as above mentioned, and the money so paid, with interest thereon at the rate of ten (10) per cent. per annum from date of payment shall be a part of the debt secured and collectible under this mortgage; and the said party of the second part, or assigns, shall, at its or their option, be entitled to be subrogated to any lien, claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage. And the party of the second part, or assigns, may pay and discharge any liens that may exist against above described real estate that may be prior and senior to the lien of this mortgage; and the money so paid shall become a part of the lien of this mortgage and bear interest at the rate of ten (10) per cent. per annum.

As additional and collateral security for the payment of said note the party of the first part hereby assign 5 to said party of the second part, or assigns, all the rights and benefits accruing to the part y 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 the said party of the second part, 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 party of the first part, or assigns until notified by legal holder hereof to account for and to pay over the same to such legal holder.

In case of foreclosure, said party of the second part, or assigns, shall be entitled to have a receiver appointed by the court, who shall enter and take possession of the premises, collect the rents and profits thereon and apply the same as the court may direct and any judgment for the forcelegure of this mortgage shall provide that all of the land herein described shall be a togothered this contains, see and all the party of

second part at the costs and expense of the part y of the first	part; otherwise to remai	n in full force and vir	tue.	
In Mituess Mhercuf, the said party of the first par	t has hereunto set	his hand and sea	l on the day and year fi	rst above
written		Frank Sto	ohr .	Seal
				Seal.
				Seal.
STATE OF KANSAS, County of Douglas CO	MNTY, ss.			
Be it remembered, that on this 19th	day of	July	A. D. 19 <u>2 34</u>	., before
me, the undersigned, a Notary Public in and for the cour	nty and State aforesa	id, came		
Frank Stochr, unmarı	riod			enter in
whoi5 personally known to me to be the sam duly acknowledged the execution of the same. In Testimony Whereof, I have hereunto set my hand				
gal Seal	Adolph	lotz Jr.		Sueti.
802 3002	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		County,	
	Term expires	January 2	9th ,	_19 35
R	ELEASE			

THE AMOUNT SECURED by this Mortgage has been paid in full, and the same is hereby canceled, 4th

as writte

Clayton West Trustee