Said partices of the first part hereby agree and covenant as follows: FIRST. To pay all laxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of in-surance hereinafter specified, and all interest coupons, and if not to paid the said party of the second part, or the legal holder or holders of this mortage, may, window totice, deltare the whole sam of money herein accured due and payable at once, or may deet to pay such taxes, assess-ments and insurance premiums, and if auit shall be filed for the forcelosure on it, at the expense of the first party or parties and the second part, may have the abstract of tuile extended from the most as one pays to the site of fing such forcelosure on it, at the expense of the first party or parties and the second party may make any payments necessary to remove or extinguish any prior outstaining uithe, line or incumbrance on the premises hereby conveyed, and the amounts so paid hall be a lie on the premises of stready, and be secured by this mortgage, and collected in he same manner as the principal debt hereby secured, with interest therees at the rate of ten per centum per namus. But whether the legal holder or holders of this mortgage debt hereby sace, also haven and premises premisming on nai, it is distinctly understood that the legal holder or holders for may imme-tender to pay such taxes, assessments or insurance premisming on nail, it is distinctly understood that the whole of said premises he sold to-getter and not in paresb. SECOND. To keen all hubbles there and thes insurance parties and extender the second party.

SECOND. To keep all buildings, forces and other improvements upon said premises in as good repair and condition as the same are in at s date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid. this dat

THIRD. To procure and maintain policies of insurance on the buildings erected and to be erected upon the above-described premises in te responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage to the amount of

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of the unst part, and require the concetton of the same, and payment made of the proceeds as last above mentanded. FOURTH. That if default occur in the performance of any covenant or condition contained in this mortgage or in the note or coupons se-cured hereby, the whole sum of money hereby secured shall at the option of the legal holder or holders hered become due and payable at once, without notice, and shall bear interest at the rate of ten per centum per annum payable semi-annually from date of first default, 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.

exercise such option at any other time as to past, present or future default hereunder. FIFTII. To pay all taxes and assessments, general or special, excepting only the Federal Income Tax, which may be assessed in the State of Kanase upon the said land, premises or property, or upon the interval of the party of the second part, therein, and while this mortgage is of Kanase upon the said land, premises or property, or upon the interval of the party of the second part, therein, and while this mortgage or bid by a non-resident of the State of Kanase upon this motrgage core the data secured thereby, without regard to any law heretofore enacted or modertaking or the passage by the State of Kanases of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon undertaking or the passage by the State of Kanases of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon the party of the second part, or upon the rendering by any court of competent jurialcition of a decision that the undertaking by the part@os of the first part, as herein provide, to pay any taxes or assessments is lagally inpositive, then, and in any such event, the doth hereby secured, without deduction, shall, at the option of the party of the second part, become immediately due and collectible, notwithstanding anything con-tained in this mortgage or any law hereafter enacted. SIXTH. That all the covenants and arrenements of the nart 108 of the first nart having notation dothed such as the second part.

SIXTH. That all the covenants and agreements of the part 105 of the first part herein contained shall extend to and bind thoir rs, executors, administrators, successors and assigns, and shall inure to the benefit of the party of the second part, its successors and neirs, executo assigns.

assigns. SEVENTH. That in case of default of any of the covenants or agreements herein contained, or in the note or notes secured hereby, 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. As additional and collateral security for the payment of the note and indebtedness hereinbefore described, the said part 1 do of the first part hereby assign to the said party of the second part all the profits, revenue, royalites, rights and benefits accruing or to accrue to then 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 by mortgage or assigns.

hereby expressly waive all benefit of the exemption laws of the And the said part 105 of the first part, for said consideration do state in which the property is located.

In testimony whereof the said part 105 of the first part ha VO hereunto subscribed thoir name S on the day and year first above mentioned.

Elmer E. Cox

Edna May Cox

\_COUNTY, ss. STATE OF KANSAS, \_\_\_\_ Douglas\_\_\_

BE IT REMEMBERED. That on this \_\_\_\_\_24th\_\_\_\_ \_\_\_\_day of \_\_\_\_\_August, A. D. Nine-

Elmar E. Cox and Edna May Cox, Husband and wife,

who are

personally known to me to be the identical person\_9\_ described in, and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be thoir \_\_\_\_voluntary act and deed, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

> Notary Public. \_\_\_\_\_ county, Kansas

> > 19 28.)

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L. S.

STAL AND

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30.

July 30th

Douglas

Wayne Gill

## RELEASE

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

(My Commission expires\_\_\_\_\_

\_19\_

day of\_