Said part less the first part hereby agree - and coverant- as follows: FIRST. To pay all taxes 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 so paid the said party of the second part, or the legal holder or holders of this surance hereinafter specified, and all interest coupons, and if not so paid the said party of the second part, or the legal holder or holders of this mortgage to the due of ling such forceboure suit, at the expense of the first party or parties and the second part, may here the abstract of tille extended from the make any payments necessary to remove or estinguish any pror outstanding tille. Iten or incumbrance on the premises hereby convergint, and be secured by this mortgage, and collected in the same manner as the principal mortuat so paid shall be a lien on the premises aforeaid, and be secured by this mortgage, and collected in the same manner as the principal det hereby secured, with interest thereon at the rate of the percentum per annum. But whether the legal holder or holders of thus mortgage detated to pay such taxet, assessments or insurance premiums or not, it is distinctly understood that the legal holder or holders percent my Immerge that the value this mortgage to be forcelosed, and in case of forcelosure the judgment shall provide that the whole of said premises le sold to-gate the mortuage to be forcelosed, and in case of forcelosure the mortuage that who whole of said premises le sold to-soft the space. To keep all buildings, forces and other improvements upon axid transites are not employ and the second parties.

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

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

and the providence of the second states of the			Dollars fire and
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Dollars tornado, to which policies shall be attached morizege clauses satisfactory to second party; and it is further agreed that every such policy of in-surance shall be hold by the party of the second part, or the legal holder or holders of said note, as collateral or additional security for the pay-ment of the same; and the person or persons so holding any such policy of insurance shall have the right to collect and receive any and all moneys which may at any time become payable, and receivable thereon, and apply the same when received, to the payment of the said note or notes, less the costs and expenses insured in collecting said insurance; or may elect to have buildings required, or new buildings erected on the aforesaid morizeged promises. Said party of the same, and payment made of the preceds as last above mentioned.

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 hereof become due and payable at once, without notice, and shall bear interest at the rate of ten per estum per salue 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 four default ender.

exercise such option at any other time as to past, present or future default hereunder. FIFTH. To pay all taxes and assessments, general or special, excepting only the Federal Income Tax, which may be assessed in the State of Kanasa upon the said hand, premises or property, or upon the interst of the party of the second part, therein, and while this mortgage is held by anon-resident of the State of Kanasa upon this mottgage or the debi secored thereby, without regard to any law heretofore enacted or undertaking or the passage by the State of Kanasa upon this mottgage or the debi secored thereby, without regard to any law heretofore enacted or undertaking or the passage by the State of Kanasa 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 Kanasa 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 completent jurisdiction of a decision that the undertaking by the particle of the and the second part, and the taxes of assess and the second part, and the second part, and the second part is setting to any court of completent jurisdiction of a decision that the undertaking by the part is post the first part, as herein provided, to pay any taxes or assessments is ligally inposing to the and collectible, notwithstanding anything con-without deduction, shall, at the option of the party of the second part, become immediately due and collectible, notwithstanding anything con-tined in this mortgage or any law hereafter enacted. SIXTH. That all the coventians and arreements of the part is 68 of the first part herein contained shall second to and the d the d-

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

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 indebtefeness secured hereby, and the said party of the second part is entitled to the possession of said property, by a receiver or otherwise, the indebtefeness 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 can indebtefeness hereinbefore described, the said part is of the first part is the said party of the second part all the profits, revenue, royalites, rights and benefits accruing or to accrue to the first part hereby asign. It can be add party of the second part all the profits, revenue, royalites, rights and benefits accruing or to accrue to the first parts of morizage or assigns.

And the said part 10 mof the first part, for said consideration do hereby expressly waive all benefit of the exemption laws of the state in which the property is located.

In testimony whereof the said parties of the first part ha vo hereunto subscribed their name 6 on the day and year first above mentioned.

John H. Richards

Nellie Richards

STATE OF KANSAS,____Shawnee____ ____COUNTY, ss.

August _ A. D. Nine-___day of ____ BE IT REMEMBERED, That on this_17th_ -before me, the undersigned, a Notary Public in and for said County and State, came teen hundred and twonty-six

John H. Richards and Nellie Richards, husband and wife, are who_

personally known to me to be the identical person a described in, and who executed the foregoing mortgage deed, and duly their voluntary act and deed, for the uses and purposes therein set acknowledged the execution of the same to beforth.

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

E. R. Ambrose

Notary Public. ______ county,___Kansas,

_19___)

Shawnee Nov. 8,1928.

(My Commission expires____

This Beleard Fas written & the criginal Mortgage Catered of Outin

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Co,

Rie Constant Regiot

RE	LEAS	SE

THE AMOUNT SECURED by this Mortgage has been paid in full, and the same is hereby canceled, this 1931 day of Splember Blind Life Annual Qompoury -By John Dr. Thomas Dresident -Books young : Manber of Committee on Finance -

Our Beac

L.S.