Said part y of the first part hereby agree g and covenant gas follows: FIRST. To pay all taxes and assessments levied upon said premises when the same are due, and insurance premises for the amount of in-morance hereinsafter specified, and all interest coopens, and if not so paid the said party of the second part, or the legal holder or holders of this morance hereinsafter specified, and all interest coopens, and if not so paid the said party of the second part, or the legal holder or holders of this morance premisms, and if suit shall be field for the foreclosure of this mortgage, may have the abstract of tile standed from the ments and insurance premisms, and if suit shall be field for the foreclosure sait, at the torgenze of the abstract of tile standed from the make any payments meessary to remove or extinguish any prior outstaining tile. Hen or incumbrance on the premises hereby conveyed, and the manouts so paid shall be all in on the premises aforesaid, and be secured by this mortgage, and holder or holders of this mortgage debt hereby secured, with interest thereon at the rate of ton per centum per anoum. But whether the legal holder or holders of this mortgage debt hareby secured, with interest thereon at the rate of forelosure the judgment shall provide that the whole of said premises te sold to-dister pays such taxes, assessments or insurance premiums or not, it is distinctly understood that the legal holder or holders hord stand not in parcels. SECOND. To keen all hubbless forces and the important present stander the stander being and premises the sold to-distered present and holders and premises the sold to be as a present stander present stander become present and not in parcels.

SECOND. To keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of wraste 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

Four Thousand and no/100

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Pruttential Co. 15.

Dollars fire and

lightning, and to the amount of <u>Four Thousand and no/100</u>\_\_\_\_\_\_Dollars tormado, to which policies shall be attached mortgrege clauses assifateory to second party; and it is further agreed that every such policy of in-surance shall be held by the party of the second part, or the legal holder or bolders of said note, as collateral or additional security for the pay-ment of the assign and the parson or persons so bolding 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 motes, less the costs and expenses insured in collecting said insurance; or may elect to have buildings repaired, or new buildings erected on the adversali mortgaged premises. Said party of the sacond part, or the legal holder or holders of said note, may deliver said policy to said part of the first part, and require the collection of the same, and payment made of the proceeds 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 ence, without notice, and shall bear interest at the rate of ten per catum 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. 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 interest of the party of the second part, therein, and while this mortgage is oblid by a non-resident of the State of Kanasa upon this mortgage or the doth secured thereby, without regard to any law heretofore enacted or modertaking or the passage by the State of Kanasa of a law impain gayment of the harle or any portion of any of the taxes aforesaid upon indertaking or the passage by the State of Kanasa or a law impain gayment 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 party of the second part, and (to pay any taxe or assessments is legally inoperative, then, and in any such event, the dech hereby secured, the first part, as herein provided, to pay any taxe or assessments is legally inoperative, then, and in any such event, the dech hereby secured, taking or that all the covenants and arrements of the part y of the first part herein contained shall extend to end bind. here SIXTH: That all the covenants and arrements of the part y of the first part herein contained shall extend to end bind. here

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

SEVENTH. That in case of default of any of the covenants or agreements herein contained, or in the note or notes secured hereby, the SEVENTH. That in case of default of any of the econd part as additional and collateral security for the payment of all the indebtedeness secured hereby, and the said party of the second part is entitled to the possession of said property, by a receiver or otherwise, the indebtedeness 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 y of the first part of the received part is on the second part all the profits, revenue, royalties, rights and benefits accruing or to accrue to here under all oil, gas or mixeral leases on said premises. This assignment to terminate and become null and void upon the release of this mortgage to massigns.

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

In testimony whereof the said part y of the first part ha B hereunto subscribed her name on the day and year first above

STATE OF KANSAS,	OUNTY, 55.	Jan of	Anril	A. D. N
BE IT REMEMBERED. That on this14th teen hundred and _twoaty_eightbefore me, the un				
Lillion I. Cox, 4			1 - Cong (1948)	
			, who	is
personally known to me to be the identical person defined acknowledged the execution of the same to be <b>her</b> forth. IN TESTIMONY WH seal on the day and	volun EREOF, 1 h	ntary act and deer ave hereunto sub ove written.	d, for the uses an scribed my name	d purposes thereir
acknowledged the execution of the same to be <u>her</u> forth. IN TESTIMONY WH	volun EREOF, 1 h	ntary act and deen ave hereunto sub sove written. Frank B.	d, for the uses an oscribed my name , Banks	d purposes therein e and affixed my off Notary Publ
acknowledged the execution of the same to be <u>bier</u> forth. IN TESTIMONY WH seal on the day and IS	EREOF, 1 h i year last ab	ntary act and deen ave hereunto sub sove written. Frank B.	d, for the uses an oscribed my name <u>, Banks</u> county,	d purposes thereir
acknowledged the execution of the same to be <u>bier</u> forth. IN TESTIMONY WH seal on the day and IS	EREOF, 1 h i year last ab	ntary act and deer ave hereunto sub ove written. Frank E. Douglas	d, for the uses an oscribed my name <u>, Banks</u> county,	d purposes thereir e and affixed my off Notary Publ