hereafter be upon the premises unceasingly insured to the amount of in insurance companies acceptable to the party of the second part with policies payable to it in case of loss to the amount the secured by this mortgage; to assign and deliver to it, with satisfactory mortgagee clauses, all the policies of insurance on said buildings and to pay 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 the insurance moneys or may deliver the policies to the said parties of the first part for collection. At the election of the said the insurance moneys or may deliver the policies to the said parties of the first part for collection. At the election of the said TWENTY ONE THOUSAND THIRD. That the party of the second part may make any payments necessary to remove or extinguish any prior or out-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 any sums so paid shall become a lien upon the above described real estate, and be secured by this Mortgage, and may be recovered, with interest at ten per cent, in any suit for the foreclosure of this Mortgage. In case of foreclosure it is agreed that the judgment rendered shall previde that the whole of with real state shall be reld together and not in prevale. 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 payment of all the indebt-edness secured hereby, and the said party of the second part is entitled to the possession of said property, by receiver or otherwise as the metal-of-the profits of the possession of said property, by receiver or otherwise as the metal-of-the profits of the possession of said property. FIFTH. That the parties of the first part hereby agree to pay all taxes and assessments, general or special, excepting only the Federal Income Tax, which may be assessed in the State of Kansas upon the said land, premises or property, or upon the interest of the party of the second part, therein, and while this mortgage is held by a non-resident of the State of Kansas upon interest of the party of the second part, therein, and while this mortgage is held by a non-resident of the State of Kansas upon interest of the party of the second part, therein, and while this mortgage is held by a non-resident of the State of Kansas upon this Mortgage or the debt secured thereby; without regard to any law heretofore enacted or hereafter to be enacted, imposing payment of the whole or any part thereof, upon the party of the second part, and that upon violation of this undertaking or the passage ment of the whole or any portion of any of the taxes aforesaid upon the party of by the State of Kansas 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 jurisdiction of a decision that the undertaking by the parties to the first part as herein provided, to pay any taxes or assessments is legally inoperative, then, and in any such event, the debt of the first part as herein provided, to pay any taxes or assessments is legally inoperative, then, and in any such event, the debt withstanding anything contained in this Mortgage or any law hereafter enacted. The parties of the first part further agreen on to withstanding anything contained in this Mortgage or any law hereafter enacted. The parties of the first part further agreen on to withstanding anything contained in this Mortgage or any law hereafter enacted. The parties of the first part further agreen or to withstanding anything contained in the second part, on part thereof, or any interest therein, to be sold for taxes, and further agree to furnish annually to the party of the second part, on or before the tenth day of July the certificate of the proper authority, showing full payment of all such taxes and assessments.

SINTH. That the parties hereto further agree that all the covenants and agreements of the parties of the first part herein SIXTH. That the parties hereto further agree that all the covenants and agreements of the parties of the first part 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. As additional and collateral security for the payment of the said note the mortgagors hereby assign to said SEVENTH. As additional and collateral security for the payment of the said note the mortgagors hereby assign to said mortgage, its successors and assigns, all the rights and benefits accruing to the parties 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 said party of the second part, its successors and assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefore except as to sums actually collected by it or them, and that the lessess in such rights and benefits nor be accountable therefore except as to sums actually collected by it or them, and that the lessess in such rights and beneats not be accountable therefore 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 his assigns until notified by legal holder hereof to account for and to pay over the same to such legal holder. Should operation under any oil, gas or mineral lease scribbly depreciate the value of said land for general farming purposes, all notes secured by this mortgage shall immediately become due and collectible, at the option of the holder of this mortgage. EIGHTH. That if such payments be made as are herein specified, this conveyance shall be void; but if any note herein EIGHTH. That if such payments be made as are herein specified, this 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, then this conveyance shall become be absolute and the whole of said principal note \$\S\$ shall immediately become due and payable at the option of the party of the second part, and no failure of the party of the second part 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 any part, present or future default secured shall be deemed a waiver of right to exercise such option at any other time as to any part, present or future default secured shall be default of payment of any sum herein covenanted to be paid when due, the said first parties agree to pay to the said second party, interest at the rate of ten per cent. per annum, computed annually on said principal note \$\mathbf{s}\$, from the date of default to the time when said principal and interest shall be fully paid. NINTH. The terms, conditions and provisions hereof, whether so expressed or not, shall apply to and bind the respective parties hereto, their heirs, executors, administrators, successors and assigns, and words used in the singular number shall include the plural and words in the plural shall include the singular. In Witness Whereof, The said parties of the first part have hereunto subscribed their names and affixed their seals, UNIVERSITY CLUB, A CORPORATION, on the day and year above mentioned. By, James S. Barrow President. ATTEST: George Stratton Secretary (Seal.) Secretary. CORP. SEAL (Seal.) __COUNTY, ss. STATE OF KANSAS, _____Douglas__ tenth day of February BE IT REMEMBERED, That on this before me, the undersigned, a Notary Public in and for the County and State aforesaid, came___James_S._Barrow President and Coo. W. Stretton, Secretary of the UNIVERSITY CLUB, a corporation, to me personally known to be such officers and to be the same persons who as such officers executed the within instrument of writing, and duly acknowledged, the execution of the same as the Woluntary taxable. noineas adekas keineas ar beineas encenarai geirocoèra kean excepte ences enes en en en executares e e e e e GREATURE act and deed of such corporation. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written. T. J. Sweeney Jr. L. S. Notary Public. March 22. (Commission expires_ RELEASE

The Standard Life Association By Martin Milles National Treasurers

Inis Release
was written
on the original
Mortgage
antered
this. 544. da
of. Colebea.

St al

day of October

(Corp. Scal)