AMORTIZATION MORTGAGE RECORD 70

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SAME DODSWORTH STATIONERY CO KANSAS CITY NO 54457

5. To insure and keep insured all buildings and other improvements now on, or which may harvafter be placed on said premises, against loss or damage by fire and/or tornado, in such manner, in such comprantes and for such amounts as may be sats-factory to the Mortgareer, the policy--ies buildening such insurance coverage to be depauled in the such as the applied at the option of Mortgaree to a Mortgaree to Amort a Mortgaree to a Mortgaree to Amort a Mortgaree to a Mortgaree to Amort a Mortgaree to

6. To expend the whole of the loan secured hereby solely for the purposes set forth in the Mortgagor's written application for said loan.

To Not to permit, either wilfully or by neglect, any unreasonable depreciation in the value of said previses or the buildings and improvements situated thereon, but to keen the same in good repair at all times; to maintain and work the above mentioned premises in good and hushandlike manner; not to permit said buildings to become vacant or unoccupied; not to remove or demolish or permit the removal or demolision of any of said buildings to become vacant or unoccupied; not to remove or any wood or timber therefreen, excepting such as may be necessary for ordinary dometic purpose; and not to permit said real reason arising out of the irrigation or drainage of said lands.

8. To reimburse the Mottgagee for all costs and expenses incurred by him in any suit to forclose this mortgage, or in any suit in which the Mortgagee may be obliged to defend or protect his rights or liens acquired hereunder, including all abstract fees, court costs, a reasonable altorney fee where allowed by law, and other expenses; and such sums shall be added to and become a part of the debt secured hereby and included in any decree of forceloure.

9. That all checks or drafts delivered to the Mortgager for the purpose of paying any sum or sums secured hereby will be paid upon presentment; and that all agencies used in making collections, including those agencies transmitting the proceeds of such items to the Mortgager, shall be considered agents of the Mortgager.

This mortgage is made to the Mortgagee as the Land Bank Commissioner acting pursuant to Part 3 of the act of Congress known in the Emergency Farm Mortgage Act of 1933 (and any amendments thereto), and is hereby agreed to be in all respects subject to and governed by the terms and provisions therefo.

The Morigagor in the written application for loan hereby secured made certain representations to the Morigagoe as to the purpose or purposes for which the proceeds of this loan are to be used. Such representations are hereby specifically referred to and made a part of this nonregre.

In the event the Mortgager shall fail to pay when due any taxes or assessments against the security or fail to pay at all times during the existence of this mortgage, all due sums and interest on any mortgage. Judgment, lien or encumbrance senior to the lien of this mortgage, or fail to pay the principal debt secured by such mortgage, judgment, lien or encumbrance when due, or fail to perform all other covenants and condiban conta ind in any such mortgage, judgment, lien or encumbrance when due, or fail to perform all other covenants and condiban conta ind in any such mortgage, judgment, lien or encumbrance when due, or fail to mortgage. The montgage and condiban conta ind any such mortgage, judgment, lien or encumbrance when due, or fail to monitain insurance as herein the mount paid therefore, or incurred in concention, shell become a part of the indebteness secured by the lien of this mortgage and berr interest from the date of payment at the rate of five per centum per annum until paid.

The said Mortgagor hereby transfers, sets over and conveys to the Mortgages all rents, royalties, honuses and delay monys that may frem times as the second de and jayable under any oil and gas or other mineral lease(s) of any kind now existing, c, that may hereafter course the second delay monys that may frem times as the second delay monys that may frem times as the second delay monys that may frem times as the second delay monys that may be and the second be second berely and is to the reinformation of rail rents, royalties, honuses and delay monys that may free new deed or other interval that do any portion thereof, and said Mortgagor agrees to execute, acknowledge and deliver to the royalities, honuses in added to the mass as reserved by the M fragment shall be applied; first, to the payment to in of sail rents, or other assessments, or upon suns advanced in payment of prior mortgages, judgements, law the more instanded to a base or reduce the reminance trains and the second, the balance, if any, upon the principal remaining uppatid, has the a manner however as not to abate or reduce the reminance trains and the second to the science to the Mortgager of add trent, royalties, honuses and delay moneys shall be construed to be a provision for the payment by the M scher right unfer this mortgage. The transfer and conveyance hereamer to the Mortgage of said trent, royalties, honuses and delay moneys shall be construed to be a provision for the payment be to be advected to be a provision for the payment be the mortgage delay moneys and without prejudice to any of her short the mortgage. The transfer and conveyance hereamer to the Mortgage of said trent, royalties, honuses and delay moneys hall be construed to be a provision for the payment be to be advected as the second the mortgage of prior mortgage of prior mortgage of the mortgage of prior mortgage of the the mortgage of the mortgage of the mortgage of the the mortgage of the tent of the second to be a provide independent of the mortgage of add trent, royalti

If the lands hereby conveyed shall ever, during the life of this mortgage, become included within the boundaries of any irrigation, drainage or other special assessment district and/or become subject to and liable for special assessments of any k.nd, ior the payment of which said lands are not liable at the date of the execution of this mortgage, then the whole of the indebtedness hereby secured shall, at the option of the suffagree, texture use and payable forthwith.

If at any time, during the life of this mortgage, the premises conveyed hereby shall, in the opinion of the Mortgagee, become insufficient to recure the pay ont to the Mortgagee of the indebtedness then remaining unpaid, by reason of an insufficient water supply, inadequate drainage, improper irrigation, or cross on, then said Mortgagee shall have the right, at its option, to declare the unpaid balance of the infebtedness secured hereby due and payatle and to forthwith forcelose this mortgage.

In the event of foreclosure of this mortgage, the Mortgages shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and collect the renis, issues and profits thereof, the amounts so collected by such receiver to be appiled under the direction of the court to the payment of any judgment rendered or amount found due under this mortgage.

If any of the payments on the above described note be per traid who notes, or if the Mortgagor shall permit the mortgage $e^{-t\delta} = -\delta + b \cos^2 \theta$ dings ent, or if the Mortgagor shall fail to pay at all times during the relations of this mortgage all desums and interest is a, t, a during the relations of this mortgage all desums and interest is a, t, a during the relations of this mortgage all desums and interest is a, t, a during the relationship of the Mortgagor shall fail to pay at all times during the relations of this mortgage all desums and interest is a, t, a during the relationship of the Mortgagor shall fail to pay and gave the relation of this mortgage all desums and interest is a, t, a during the relationship of the mortgage and the set way endowed by the line of the increase or shall combine contained in any mortgage, judgment, line or encumbrance tenior to the line of this mortgage, or shall permit any forcelosure proceedings to be instituted upon any such mortgage, judgment, line or encumbrance, the origin the relationship of the build ness and interest provided or shall apply the proceeds of this loan to substantially different purposes from those for which it was obtained, or shall fail to keep ad perform all and singular the coven immediately due and payable and bear interest from such date at the rate of five per centum per annum, and this mortgage subject to forcelosure.

It is agreed that all of the abstracts of title to the real estate above described, which have heretofore been delivered by the Mortgager to the Mortgagere herein, shall be retained by said Mortgagere until the indebtdness secured hereby shall have been paid and discharged in full, and in the even the title to asid real estate is conveyed by the Mortgager to the Mortgagere in satisfactories of the indebtdness hereby secured, a start of the event of the indebtdness the indebtdness provide of the secure of the indebtdness, the title to said abstracts shall pass to the purchaser at the Sherffact or safety sale, pone coprision of the redemption period provided by law.

Now if the Said Mortgagor shall pay, when due, all payments provided for in said note, and reimburse said Mortgagee for all sums advanced hereunder, and shall perform all of the other covenants and conditions herein set forth, then this mortgage shall be void, otherwise to be and remain in full force and effect.

The said Mortgagor hereby waives notice of election to declare the whole debt due as herein provided, and also the benefit of all stay, valuation, homestead and appraisement laws.

The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the Mortgagor has hereunto set his hand and seal the day and year first above written.

William J. Adriance

Bonnie Ethel Adriance

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STATE OF KANSAS,	
COUNTY OF Douglas #.	
Before me, the undersigned, a Notary Public, in and for said (County and State, on this 20th day of February ,
19 36, personally appeared William J. Adriance	and Bonnie Ethel Adriance, his wife
to me personally known and known to me to be the identical person	n.Swho executed the within and foregoing instrument and acknowledged
to me that they executed the same as thoir Witness my hand and official scal the day and year last ubove w	free and voluntary act and deed for the uses and purposes therein set forth. ritten.
(SEAL) My Commission expires November 15, 1937.	C. C. Gerstenberger