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AMORTIZATION MORTGAGE RECORD 70

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5. To insure and keep insured all buildings and other improvements now on, or which may be cafter be placed on said premises, against loss or damage by fire and/or 'trando, in such manner, is such companies and for such amounts as may be satisfactory to the Mortrageres to policy—ies; ordering such insurance coverage to be desired with and less thereunder to be payable to the Mortragece as his interest may appear. Any sum so received by Mortragere the identical claimstance and the option of Mortragere to discharge any portion of the induledness secured hereby, whether or not the same be due and payable, or to the reconstruction of the buildings and improvements so destroyed or 'Annaged.

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 premises or the buildings and improvements situated thereon, but to keep the same in good repair at all times; to maintain and work the above mentioned premises in good and husbandide manner, not to permit seld buildings to become variant or unoccupied; not to remove or demolish or permit the removal or demolish or appears and the premiser; not to enter seld the most self-er any strip or waste to be committed upon add premiser; not to cut or remove or permit the returning such as may be necessary for ordinary domestic purposes; and not to permit soid real estate to depreciate in value because of erosion, insufficient water supply, inadequate drainage, improper irrigation, or for any reason arising out of the irrigation or drainage of said lands.

8. To reimburse the Mortgagee 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 attorney 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 forcelosure.

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

This mortgage is made to the Mortgagee as the Land Bank Commissioner acting pursuant to Part 3 of the act of Congress known as 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 thereto.

The Mortgagor in the written application for loan hereby secured made certain representations to the Mortgagee 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 mortgage.

In the event the Mortgager shall fail to pay when due any taxes or assessments against the security or fall 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 conditions contained in any such mortgage, judgment, lien or encumbrance senior to the lien of this mortgage or fail to maintain insurance as herein provided for, the Mortgage may at his option make such payments, perform such covenants and conditions, or provide such insurance, and the monut pad therefor, or hourred in connection therewith, shall become a part of the indebtedness secured by the lien of this mortgage and bear 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 Mortgagoe all rents, royalties, bonuses and delay moneys that may from time to the record due and payable under any oil and gas or other mineral lease(s) of any kind now existing, or that may hereafter come into existence, covering the above described land, or any portion thereof, and said Mortgagor agrees to execute, acknowledge and deliver to the Mortgagoe and the dead or other instruments as the Mortgagoe may now or hereafter require in order to facilities in most assumed. All such some as received by the Mortgagoe shall be applied; first, to the payment of inn of said rents, upon the note executed hereby your sums advanced; in payment of prior mortgage for any sums advanced; in payment of taxes, insurance premiums, or reduce the remi-annual payments but to some retire and outshare, the long mortgagoe is and the payment of the payment of the contraction of the contraction of the payment of the payment of the payment of the contraction of the payment of the payment of the contraction of the payment of the payment of the contraction of the payment of the mortgage of said rents, royalties, bonuses and delay moneys shall be constued to be a provision for the payment or reduction of the mortgage of said rents, royalties, bonuses and delay moneys shall be constued to be a provision for the payment or reduction of the mortgage delay and the release of the m

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 kind, for 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 bierigages, become due and payable forthwith.

If at any time, during the life of this mortgore, the tremists conveyed hereby shall, in the opinion of the Mortgagee, become insufficient to secure the payment to the Mortgagee of the indebtedness they remaining unpaid, by reason of an insufficient water supply, inadequate drainage, improper irrigation, or cross, then said Mortgage shall have the right, at its option, to declare the unpaid balance of the indebtedness secured hereby due and payable and te forthwith foreclose this mortgage.

In the event of foreclosure of this mortgage, the Mortgagee shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and collect the rents, issues and profits thereof, the amounts so collected by such receiver to be applied 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 not paid when due, or if the Mortgagor shall permit any taxes or assessments on said leads to be come delinquent, or if the Mortgagor shall fail to pay at all times during the existence of this mortgage all due sums and interest on any mortgage, judgment, lien or encumbrance when due, or shall fail to perform any or all other covenants and conditions contained in judgment, lien or encumbrance sendor to the lien of this mortgage, or shall permit any forcelosure proceedings to be instituted upon any such mortgage, judgment, lien or encumbrance senior to the lien of this mortgage, or shall permit any forcelosure proceedings to be instituted upon any such mortgage, judgment, lien or encumbrance senior to the lien of this mortgage, or shall permit the premises hereby conveyed to be sold under exceution by virtue of any such mortgage, of the lien of this mortgage, or shall fail to keep the buildings and improvements insured as herein 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 and perform all and singular the covenants conditions and agreements herein contained, then the whole of the didebtdeness secured hereby, at the provided of the state of five per centum per annum, and this mortgage subject to forcefourr.

It is agreed that all of the abstracts of title to the real estate above described, which have heretofore been delivered by the Mortgagor to the Mortgagee herein, shall be retained by said Mortgagee until the indebtedness secured hereby shall have been paid and discharged in full, said abstracts shall thereby and real estate is conveyed by the Mortgagor to the Mortgager in satisfaction of the indebtedness shereby secured, said abstracts shall thereby established the said abstracts shall thereby covided 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.

	Laurence Osmond
	Clara Osmond
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STATE OF KANSAS,	And the state of t
COUNTY OF Douglas	
Before me, the westersigned, a Notary Public, in and for	said County and State, on this 2nd day of June
19 36, personally appeared Laurence Csmond	and Clara Osmond, his wife,
to me personally known and known to me to be the identical	personwho executed the within and foregoing instrument and acknowledged
to me that they executed the same as their	free and voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and official scal the day and year last ab	
(SEAL) My Commission expires November 75, 1937.	C. C. Gerstenberger Notary Public.