## AMORTIZATION MORTGAGE RECORD 70

SANL DODSWORTH STATIONERY CD KANSAS CITY NO 5417

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5. To insure and keep incured all buildings and other improvements now one or which may hereafter be placed on and generiser, analist loss or change by fine and/or torado, in such manors, in such companies and for such anomarks as now as a such as the such and the such as the such

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.

and used. 7. 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 keep the same in good repair at all times; to maintain and work the above menitored premises in good and hashandlike manner; not to permit said buildings to become vacant or unoccupied; not to remove or de-molith or permit the removal or demolition of any of said buildings to become vacant or unoccupied; not to remove and into suff any strip or waste to be committed upon raid premises; not to use to remove or permit the cutting or removal of any wood or timber therefrom, excepting such as may be necessary for ordinary domestic purposes; and not to permit sid real rates to deprecise in value because of ension, numficent water rupply, 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 forelose this mortgage, or i suit in which the Mortgagee may be obliged to defend or protect his rights or liens acquired hereander, including all al fees, coatt costs, a reasonable attorney fee where allowed by law, and other expenses; and such sums shall be added become a part of the debt secured hereby and included in any decree of foreelosure.

b. That all checks or drafts delivered to the Morigagee 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 preceded of such items to the Morigagee, shall be considered agents of the Morigagor.

This mortgage is made to the Mortgagee as the Land Bank Commissioner acting pursuant to Part 3 of the act of Congress knewn as the Emergency Farm Mortgage Act of 1973 (and any amendments thereto), and is hereby agreed to be in all respects subject to and governed by the terms and provisions thereof.

The Mortgagor in the written application for loan hereby secured made certain representations to the Mortgagree as to the purpose or pur-poses for which the proceeds of this loan are to be used. Such representations are hereby specifically referred to and made a part of this mort-gge.

In the event the Mortgagor shall fail to pay when due any faxes 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 school or fail to perform all other covenants and conditions contained in any 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 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, and conditions, or provide dir fut Mortgage mays this poling make such payments, perform such covenants and conditions, or provide such invances, and the montry public dir, or incovants performs all conditions or provide such mortgage and beer mixers from the date of payment at the rate of five per centum per annum until paid.

ber mieral from the date of payment at the rate of new jer centum per annum unit paid. The said Mortgagor hereby transfers, sets over and conveys to the Mortgace all rents, royalies, bonuses and delay moneys that may from ture to the account doe 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 alove described land, or any portion thereof, and said Mortgagor agrees to execute, acknowledge and deliver to the Mortgager such deed or other instruments as the Mortgager way now or hereafter require in order to facilitate the payment of maturel instalments: upon the note secured been and for to the reminarements of the Mortgager or any sums advanced in payment of maturel instalments or reduce the secure doe and or to the reminarements of the Mortgager or any sums advanced in payment of maturel instalments or reduce the secure doe needs and for to the reminarements of the Mortgager or any sums advanced in payment of maturel instalments or reduce the secure doe needs and for to the reminarements of the Mortgager or any sums advanced in payment of maturel instalments or reduce the secure doe needs and results to torchere or reduce the semi-innumal payments but to score re-re-end and score the loand in the secure here any advanced in payment to line of the out-ses mor sums, and without prejudice to any of the other register and the secure and deliver to the then owne of said lands, either in whole or in part, any or all such sams, without prejudice to his rights to take and retain any future ses mor sums, and without prejudice to has other rights under this mortgage. The transfer and conveyance hereander to the Mortgager of said rent, repatiles, houses and delay moneys shall be construed to be a provision for the payment and relation of the mortgage dely and a hereinformed provide, independent of the mortgage line on said real estate. Upon payment in alid of the nortgage delit and the release of the mortgage of reco

If the lands hereby conveyed shall ever, during the life of this mortgage, become included within the boundaries of any irritation, 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 avertgager, become due and payle 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 secure the payarent to the Mortgagee of the indebedness then remaining unpaid, by tracon of an insufficient water supply, inadequate drainage, improper irrigation, or eroso, it is an add Mortgagee shall have the right, at its option, to declare the unpaid balance of the indebtedness secured hereby due and payable and to forthwith forcelose 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 descr.Ned herein and collect the rents, issues and profits thereof, the amounts so collected by such receiver to be ap-pied wider the discision 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 he set noid when due, or if the Mortgagor shall permit any taxes or assessments on said bash to hear distington, 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, judgenet, lien or encumbrance when due, or shall fail to pay at all times during the existence of this mortgage all due sums and interest page, judgment, lien or encumbrance when due, or shall fail to perform any or all other evenants and conditions contained in any mortgage, judgment, lien or encumbrance scalar to the lien of this mortgage, or shall permit any forcebuse proceedings to be sold under ex-cution by virtue of any such mortgage, judgment, lien or encumbrance, or shall fail to keet the buildings and improvements insured as herein provided, or shall apply the proceeds of this loan to substantially different parposes from those for which it was obtained, or shall fail to breely the view of this loan to substantially different parposes for the buildings and improvements insured hereby, at the different part of the view of the covenant, conditions and agreements hereb contained, then the whole of the indicates secured hereby, at the different parposes form such as a substantially different parposes form those for which it was obtained, or shall fail to keep the whole of the indicates secured hereby, at the different parposes such as the safe such as a such as the safe of five per contained, then the whole of the indicates secured hereby, at the different parpose such as a such asuch as a such asuch as a such as a such as a such as a such as

D is agreed that all of the abstracts of tile 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 snall knew been paid and discharged in full, and in the event the Lite to said areal estate is conveyed by the Mortgager to the Mortgagee, and an asisfaction of thickledness hereby returnd, and abstracts shall thereupen become and be the property of the Mortgagee, or in the event of forecloare of this mortgage, the tile to said abstracts shall become and be the property of the Mortgagee, or in the event of forecloare of this mortgage, the tile to said abstracts shall pass to the partchaser at the Sherrif's or Master's sale, gonce aprization of the reduced by jaw.

Now if the Said Mortgagor shall pay, when due, all payments provided for in said note, and reimburse said Mortgagee for all sums ad-vanced 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, valua-tion, homestead and appraisement laws.

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

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

	Lillio B. Jaedicke
	Francis W. Jacdicke
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STATE OF RANSAS,	
COUNTY OF Douglas	5f.
Before me, the undersigned, a Notary P	ilie, in and for said County and State, on this 2nd day of Rovember
	ioke, elso known go Lillio B. and _Francis W. Jaedicke, her husband Jaedicke be the identical person S. who excetted the within and foregoing instrument and acknowledge
	e as their free and voluntary act and deed for the uses and purposes therein set forth
Witness my hand and official seal the day	
(and )	
(SEAL) My Commission expires November 15,	1937. C. C. Gerstenberger Notary Public.