## The mortgagor does hereby covenant and agree with the mortgagee, as follows:

 To be now lawfully needed the fee simple tilts to all of and above described yeal entry: to have rood right to sell and convey the same; that the same is free from all includings and do all presents and the same in the there are all the same of all presents themesers.
 To pr when do all presents provided for in the zett() secured hereby.
 To all return of noise for any for a secure because the return of a sector for a sector for a secure because the same is free from the sector because the return of a sector for an above for a sector because the sector because the return of a sector for a sector for a sector because the present because definition of a sector for a sector for a sector because the sector becau 3. To take return of suld real reture for taxilon, when so required by law; and to pay before they become defination at laws, charges and assessments legally level seats the property herein control.
4. To toym and here, income the buildings and other improvements now on, or which may hereafter be placed on side pressions, against less or damage by for address the property herein control.
5. To toym and here, income the buildings and other improvements now on, or which may hereafter be placed on side pressions, against less or damage by for address the pression of the placed on side pressions. A placed on side pressions of the pression of the pre

This mortgage is made to the mortgagee as a Federal Land Bank doing business under the "Federal Farm Loan Act," as amended, and is hereby agreed to be in all respects subject to and governed by the terms and provisions of said Act as amended.

The mortgager in the written application for the 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 mortgagor shall fail to pay when due any taxes or assessments against said security, or fail to maintain insurance as hereinbefore provided for the mortgage may make such payment or provide such insurance, and the annount(s) paid therefore 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 eight per cent per annum.

secured by the lien of this mortgage, and hear interest from the date of payment at the rate of eight per each per annum. The said mortgagen hereby transfers, sets over and converys to the mortgage, it regist, possibles, and delay moneys that may from time too time become doe and payble under any oil and gase, and said mortgager argrees to recur, acknowledge and deliver to the mortgage of the deds or ing the above descript in mortgagen may now or hereafter require in order to facilitate the payment to it of said rents, royalites, houses and delay mortgager of the mortgage on may now or hereafter require in order to facilitate the payment to it of said rents, royalites, houses and delay mortgager of the mortgage of any sums advanced in payment of laxes, insurance premiums, or other assessments, as herein provided, to either with the interest due thereon; and second, the balance, if any, uon the principal remaining unpaid, in such a manner, how and since and where of said lands, either in whole or in part, any compare the history or policie to its rights to take and retain any future sum or sums, and with out provides to any all be construed to be a provision for the payment or reduction of the mortgage deds, subject to the mortgage of said series, how and any future sum or sums, and with-solver of said lands, either in whole or in part, and real existet. Upon payment in full of the mortgage deds, subject to the mortgage of princes, busines out prejudice to any all be construed to be a provision for the payment or reduction of the mortgage deds, subject to the mortgage of said becand the actions of the mortgage of said that on the mortgage of said that convergance and be and thereas of the mortgage of the ontgage of the said that on the mortgage of the and thereas of the mortgage of the ontgage of the and the said thereas of the mortgage of the mortgage of the and the said that the relates of the mortgage of the ontgage of the and the mortgage of thereas of the mortgage of thereas of the mortgage of th

If the lands hereby conveyed shall ever, during the life of this mortgage, become included within the boundaries of any irrigation, drainage or other pecial assessment district addrof become subject to and lable for special assessments of any kind, for the payment of which said lands are not lable at he date of the execution of this mortgage, then the whole of the indebtedness hereby secured shall, at the option of the mortgagee, become due and agable forhwith.

If at any time, during the life of this mortrage, the premises conveyed hereby shell, in the opinion of the mortgagee become insufficient to secure the payment to the mortgagee of the indebtedness then remaining unpaid, by reason of an insufficient water supply, imadequate drainage, improper irrigation or erosion, then said mortgagee shall have the right, at iss option, to declare the unpaid balance of the indebtedness secured hereby due and payable and to forthwith forciose this mortgage.

forthwith foreclose this mortrage. In the event of foreclosure of this mortrage, the mortrage 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, lisues 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 mortrage. If any of the payments of the above described note(s) be not naid when due, or if the mortrager shall permit any taxes or assessments on said lands to become delinquent, or fall to keep the buildings and rehall fall to keep and perform all and singular the evenants, conditions and agreements herein contained, that the trade of eight per cent per annum, and this mortrager subject to foreclosure.

Irom such use as the rate on organ per term per annum, and this mortgage subject of orrecourte. At any payment period after five years from the date hereof, the mortgages relations the privilege of paying any number of unmatured principal and payments of the debt hereby secured. Such additional payments shall not operate to ahate or reduce thereafter the periodical payments of principal and interest as herein contracted to be made, but the real estate above described, which have heretofere been delivered by the mortgager to the mort-it is only additional payments of the real estate above described, which have heretofere been delivered by the mortgager to the mort-it is only additional payment of the real estate above described, which have heretofere been delivered by the mortgager to the mort-tis and hall be relationed by asid mortgage on the indebtedness secured hereby shall have been paid and discharged in full, and in the event the title to raid real estate is conveyed by the mortgager to the mortgager is natisfaction of the mortgage indebtedness, said abstracts shall hereupon become and be the property of the mortgager, or in the event of forceosure of this mortgage, the title to said abstracts shall pays to the purchaser at the Sheriff's or Master's asle, upon expiration of the redemption period provided by law.

Now if the said mortgagor shall pay, when due, all payments provided for in raid note(s), and reimburse said mortgagee for all sums advanced bere-er, 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 ander, and

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, home-stead and appraisement laws. The overants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective particle hereto.

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

Fred G. Alford Fred S. Alford

Florence H. Alford

## Dorothy Alford

STATE OF KANSAS, COUNTY OF DOUGLAS, 85.

This re

was written on the original mortgage n

Before me, the undersigned, a Notary Public, in and for said County and State, on this 18 \_\_\_\_day of\_\_\_ July \_, 19\_34. ersonally appeared Fred G. Alford and Florence H. Alford, his wife and Fred S. Alford and Dorothy Alford, his wife to me personally known and known to me to be the identical person I\_ who 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 seal the day and year last above written. C. C. Gerstenberger My Commission expires November 15th, 1937 Legal Seal Notary Public.

In consideration of the making by The Federal Land Bank of Wichita to Fred G. Alford, et al

of the ioan secured by the within mortgage, the undersigned National Farm Loan Association hereby indorses this mortgage and becomes liable for the payment of all sums secured thereby.

, 19 34 Dated this 18th day of July

Lawrence, Kansas. National Farm Loan Association of\_\_\_\_ The Kaw Valley

By \_\_\_\_\_ Densidant

C. C. Gorstenborger · Sccretary-Treasurer.

10

Vicepresident

(RELEASE) ant secured by this mortgage has been raid in full, and the secure is feretly checked this 27 A day of Legal. raid in fall, and the is hereby cancere under a flichita, a conferration 19.50 The ar ABak Coop deal)