

MORTGAGE RECORD No. 79

specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the legality and priority of this mortgage; that the party of the second part, its successors or assigns, may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and any sums so paid shall become a lien upon the above described premises and be secured by this mortgage, and may be recovered with interest at ten per cent per annum in any suit to foreclose this mortgage.

AND the said party of the first part do further covenant and agree, until the debt hereby secured is fully satisfied, to pay all legal taxes, assessments, water rents, municipal or governmental rates, charges or impositions which may be levied or have been levied, on said premises, or on the lien created by this instrument, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and to keep the buildings thereon in good repair and insured for their reasonable value, in insurance companies acceptable to the said party of the second part, its successors or assigns, with loss payable to the party of the second part, its successors or assigns, as its or their interest shall appear and deliver to it or them all policies of insurance on said buildings and the renewals thereof, and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes, assessments, water rents, municipal or governmental rates, charges or impositions, make such repairs, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent per annum, shall be collectible with, as part of, and in the same manner as, the principal sum hereby secured. Provided, however, in case the sum of interest reserved hereunder during this mortgage for said year shall exceed ten per cent of the principal sum then secured by this mortgage, then and in that event, the party of the first part shall pay only such portion of the taxes upon the debt hereby secured, as, when added to the interest, reserved herein, shall equal ten per cent per annum upon the indebtedness then secured by this mortgage.

As additional and collateral security for the payment of the note or notes hereinbefore described and all sums to become due under this mortgage, said party of the first part hereby assigns to said party of the second part, its successors and assigns, all the rents, profits, revenues, royalties, rights and benefits accruing to said party of the first part under all oil and gas leases on said premises, with the right to receive the same and apply them to said indebtedness as well before as after default in the conditions hereof; and said party of the second part is further authorized to execute and deliver to the holder of any such oil and gas lease upon said premises a binding receipt for any payments made under the terms of said lease or leases and to demand, sue for and recover any such payments when due and delinquent; this assignment to terminate and become null and void upon release of this mortgage.

AND the said party of the first part do further covenant and agree that in case of default in payment of any installment of principal or interest or in the performance of any of the covenants or agreements herein contained, then, or at any time thereafter during the continuance of such default the said party of the second part, its successors or assigns, may, without notice, declare the entire debt hereby secured or so much thereof as shall then remain unpaid immediately due and payable, and thereupon, or in case of default in payment of any note hereby secured at maturity, the said party of the second part, its successors or assigns, shall be entitled to the immediate possession of said premises, and may proceed to foreclose this mortgage; and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels; and upon commencing proceedings for the foreclosure of this mortgage, shall be entitled to the appointment of a receiver to take possession of the premises above described, to collect the rents and profits of said premises during the pendency of such foreclosure and until the time to redeem the same from the foreclosure sale shall expire, and out of the same to pay the expenses of said receivership, to make the necessary repairs and keep said premises in proper condition and repair pending such sale and the expiration of the time to redeem therefrom, to pay all taxes, assessments, water rents, municipal or governmental rates, charges or impositions accruing between the commencement of the foreclosure and the expiration of the period for redemption and all such taxes, assessments, water rents, municipal or governmental rates, charges, or impositions unpaid and remaining undischarged at or prior to the foreclosure sale, and to pay insurance premiums necessary to keep said premises insured in accordance with the provisions of this mortgage, and after paying the expenses of said receivership, said taxes, assessments, water rents, municipal or governmental rates, charges or impositions and said insurance premiums, the said rents and profits shall be applied toward the payment of the amount then due on this mortgage and the debt hereby secured.

IN WITNESS WHEREOF, the said party of the first part, have hereunto set their hands the day and year first above written.

William R. Nichols.
Stella M. Nichols.

STATE OF KANSAS)
COUNTY OF DOUGLAS)SS.

On this 20th day of April A.D. 1935, before me, a Notary Public in and for said County, personally appeared William R. Nichols and Stella M. Nichols, his wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal, the day and year last above written.

(SEAL)
My commission expires May 15/1935

W. M. Clark
Notary Public.

Recorded May 1, 1935 at 2:00 P.M.

Harold A. Cook Register of Deeds.

Receiving No. 525

MORTGAGE EXTENSION AGREEMENT

WHEREAS, on the third day of May, 1930, Don Carlos and Elsie F. Carlos, his wife executed and delivered a certain mortgage to Peoples State Bank Lawrence, Kansas, which said mortgage was recorded in book 76, page 100 of the mortgage records of Douglas county, State of Kansas, to secure the payment of a note dated May 3, 1930, due May 3rd, 1935, in the principle sum of \$2500.00, with interest at the rate of seven per cent., payable semi-annually on the third days of May and November; and

WHEREAS, the undersigned, Don Carlos and Elsie F. Carlos, his wife hereby covenant that they are the present legal owners of the premises described in said mortgage recorded as aforesaid, to which reference is hereby made for particular description of said real property, and the undersigned do hereby agree that there remains a balance due and unpaid on said indebtedness in the amount of \$1,000.00, represented by the above described note and mortgage; and

Reg. No. 102
Fee paid \$2.50