DOUGLAS COUNTY, KANSAS

(3) To commit or suffer no waste of said property, to maintain and keep the such repairs thereof as Mortgagee may require;	together with such other insurance as Mortgagee may re- improvements now situate or hereafter constructed in or insurance policies covering any of said property; same in good condition and repair and promptly to effect	•
(4) Not to permit or suffer, without the written consent of Mortgagee: (a) The use of any of said property for any purpose other than that for the consent of the desired part of the buildings or improvements now	which the same is now used; or situate or hereafter constructed in or upon said real prop-	
erty; (5) To repay to Mortgagee, immediately and without demand, in lawful Region-I Office in Omaha, Nebraska, or at such other place as Mortgagee may Mortgagor or for the benefit or account of Mortgagor pursuant to any covenant interest thereon, from da'e of advance until repaid, at the rate specified in said nedness evidenced by said note.		
B. AND IT IS HEREBY MUTUALLY COVENANTED AND AGREED GAGEE: (1) That all awards of damages in connection with any condemnation for peasigned and shall be paid to Mortgagee, who may apply the same to payment of	blic use of or injury to any of said property are hereby	
hereby authorized, in the name of Mortgagor, to execute and deliver valid acquitta (2) That no waiver by Mortgagee of performance of any obligation nerein affect the right of Mortgagee to require er erforce performance of the same or an (3) That Mortgagee is hereby authorized and enpowered, at its option, at of any person for payment of any indebtedness secured hereby or the lien upon sair (a) Deal in any way with Mortgagor or grant to Mortgagor a ny indulgen ment of any indebt-edness secured hereby;	aces thereof and to appeal from any such awards; or in said note contained shall thereafter in any manner y other of said obligations; ny time, without notice and without affecting the hability property hereby created or the priority of said lien, to:	
(b) Pay to or permit the use for any purpose by Mortgagor of any rents, insurance policy or award herein mentioned or otherwise; and (c) Execute plats of any of said property and execute and deliver partial re	and the second second of the second s	1-1
(4) That each right, power and remedy herein conferred upon Mortgagee is of whether herein or by law conferred, and may be enforced concurrently therewith; (5) That all of the terms and provisions of said note are hereby made a part	umulative of every other right or remedy of Mortgagee,	0
place, and said note and this mortgage shall constitute and be construed as one instru (6) That all moneys received by Mortgagee during continuance of any defau of any indebtedness secured hereby in such order as Mortgagee may determine, no said note contained;	ment;	
(7) That each covenant, agreement and provision herein contained shall apply aggee and their respective assigns and successors in interest and shall bind all encum junior or inferior to the lien created hereby, and the term 'Mortgagee', as used here any indebtedness secured hereby;	brancers of any of said proparty whose lines or claims are	
(8) That wherever the context hereof requires, the masculine gender, as use ber, as used herein, shall include the plural; (9) That Mortgagor for said consideration does hereby expressly waive all b		
Kansas; (10) That Mortgagor hereby irrevocably constitutes and appoints Mortgagee property and inspecting, leasing, operating and renting the same and collecting all revenues shall be applied first to the payment of all cost and expense of such inspepayment of any indebtedness then due and secured hereby, and the remainder, if any the right to exercise any of said rights and powers at its option, at any time during without notice;	ints and other revenues therefrom, and such rents and tion, leasing, renting and collection, and second to the , shall be jaid to Mortgagor, and Mortgages shall have continuance of any default hereunder by Mortgagor and	
(11) That time is of the essence hereof and if default be made in performan claimed or in making any payment under said note (or any extension or renewal tuted or process be issued to enforce any other lien, charge or encumbrance upon or a bankrupt or insolvent or make an assignment for the benefit of any creditor or be Mortgagor abandon any of said property, then in any of said events Mortgage is a notice and without affecting the lien hereby created or the priority of said lien or an (a) Perform any such defaulted covenant or agreement to such extent as inspect, repair and maintain the same and perform such other acts thereon as Mortg	netron) or as herein provided, or it proceedings be insti- against any of said property, or it Mortgagor be declared placed under control of or in custody of any court, or if ereby authorized and empowered, at its option, without right of Mortgagee hereunder, to: Mortgagee shall determine and enter upon said property, argee shall deem necessary and advance all such motors as	
Mortgagee shall deem necessary to expend for any such purpose, and all moneys so at from date of expenditure until repaid at the rate specified in said note, are secured her by Mortgagor to Mortgagee; and (b) Declare, without notice, all sums secured hereby immediately due and Mortgagor, and enforce any of the rights which accrue to Mortgagee hereunder and the State of Kansas;	vanced and expended by Mortgagee, with interest thereon eby and shall be repaid, innacdiately and without demand, payable, whether or not such default be remedied by to enforce any remedy of Mortgagee, under the laws of	
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