DOUGLAS COUNTY, KANSAS

gee, upon the buildings and improvements now situate or hereafter constructed in or	(2) To provide, maintain and deliver promptly to Mortgagee fire in
fortgagee, as issued, all other insurance policies covering any of said property; rty, to maintain and keep the same in good condition and repair and promptly to effect a consent of Mortgagee;	upon salu real property, and to assign and deliver to Mortgagee, as issued, (3) To commit or suffer no waste of said property, to maintain and such repairs thereof as Mortgagee may require; (4) Not to permit or suffer, without the written consent of Mortgage.
purpose other than that for which the same is now used; or dings or improvements now situate or hereafter constructed in or upon said real prop-	 (a) The use of any of said property for any purpose other than t (b) Any alteration of or addition to the buildings or improvement;
without demand, in lawful money of the United States of America, at Mortgagee's re place as Mortgagee may designate, all funds hereafter advanced by Mortgagee to r pursuant to any covenant or agreement herein contained or for any purpose, with the rate specified in said note, and to pay promptly when due and payable all indebt-	Regional Office in Omaha, Nebraska, or at such other place as Mortgage Mortgager or for the benefit or account of Mortgager pursuant to any co
NANTED AND AGREED BY AND BETWEEN MORTGAGOR AND MORT-	AND IT IS HEREBY MULUALLY COVENANTED AND ACGAGE:
ith any condemnation for public use of or injury to any of said property are hereby ply the same to payment of the installments last due under said note, and Mortgagee is the and deliver valid acquititances thereof and to appeal from any such awards; nee of any obligation herein or in said note contained shall thereafter in any manner formance of the same or any other of said obligations; mpowered, at its option, at any time, without notice and without affecting the liability thereby created or the priority of said lien, to: to Mortgagor any indulgences or forbearances or any extensions of the time for pay-	sagree and snail or paid to Alorigagee, who may apply the same to paye rechy authorized, in the name of Mortgager, to execute and editore valid (2). That no waiver by Mortgagee of performance of any obligation fleet the right of Mortgagee to require or enforce performance of the same of the sa
by Mortgagor of any rents, revenues or other moneys received by Mortgagor and a rent	ient of any indeptedness secured nereby;
execute and deliver partial releases of any of said property from the lien created hereby; inferred upon Mortgagee is cumulative of every other right or remedy of Mortgagee, do concurrently therewith; note are hereby made a part of this mortgage as if the same years set out in full or this note are hereby made as and of this mortgage as if the same years set out in full or this	(4) Execute plats of any of said property and execute and deliver p (4) That each right, power and remedy herein conferred upon Mortgs bether herein or by law conferred, and may be enforced concurrently there (5) That all of the terms and provisions of said note are hereby made.
nd be construed as one instrument; ng continuance of any default hereunder by Mortgagor may be applied to the payment ortgagee may determine, notwithstanding any provision to the contrary herein or in	ace, and said note and this mortgage shall constitute and be construed as or (6) That all moneys received by Mortgagee during continuance of an any indebtedness secured hereby in such order as Mortgagee may detern
a herein contained shall apply to, inure to the benefit of and bind Mortgagor and Mort- rest and shall bind all encumbrancers of any of said property whose liens or claims are m 'Mortgagee', as used herein, shall include any lawful owner, holder or pledgee of	(7) That each covenant, agreement and provision herein contained shape and their respective assigns and successors in interest and shall hind a
the masculine gender, as used herein, shall include the feminine, and the singular num- hereby expressly waive all benefit of the homestead and exemption laws of the State of	(8) That wherever the context hereof requires, the masculine gender, as used herein, shall include the plural; (9) That Mortgagor for said consideration does hereby expressly was
ates and appoints Mortgagee his attorney in fact for the purposes of entering upon said	(10) That Mortgagor hereby irrevocably constitutes and appoints Mc
and expense of such inspection, leasing, renting and collection, and second to the boy, and the remainder, if any, shall be paid to Mortgagor, and Mortgagor shall have to option, at any time during continuance of any default hereunder by Mortgagor and fault be made in performance of any covenant or agreement of Mortgagor berein	remuses share be applied his to the payment of an cost and expense of suc yment of any indebtedness then due and secured hereby, and the remainde e right to exercise any of said rights and powers at its option, at any tim thout notice;
or any extension or renewal thereof) or as herein provided, or if proceedings he insige or encumbrance upon or against any of said property, or if Mortgage be declared sended of any creditor or be placed under control of or in custody of any court, or if said events Mortgagee is hereby authorized and empowered, at its option, without he priority of said lien or any right of Mortgagee hereunder, to:	manuce or in making any payment under said note (or any extension or red or process be issued to enforce any other lien, charge or encumbrance tankrupt or insolvent or make an assignment for the benefit of any credito ortigor abandon any of said property, then in any of said events Mortgag title and without affecting the lien hereby created or the priority of said lie
other acts thereon as Mortgagee shall deem necessary and advance all such moneys as purpose, and all moneys so advanced and expended by Mortgagee, with interest thereon in said note, are secured hereby and shall be repaid, immediately and without demand, excels immediately and without demand.	pect, repair and mainman the same and perform such other acts thereon a ortraguee shall deem necessary to expend for any such purpose, and all mon and tale of expenditure until repaid at the rate specified in said note, are see Mortgagor to Mortgagee; and (b) Declare, without notice, all sums secured hereby immediately of
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