The mortgagor does hereby covenant and agree with the mortgagee, as follows:	•	
<ol> <li>To be now lawfully related of the fee sizyle title to all of axid above described real extract to have rood right to still and convey the same; that the same is free from all incumbances; and to savinat and defend the title thereto axiants the lawful claims or demands of all persons whomsever.</li> <li>To pay when due all payments provided for in the note(s) recurred hereby.</li> </ol>	1.	200
2. To pay when due all payments provided for in the more(d) recurred hereby. 3. To make return of tail real estate for "axising, when no rejarded by law; and to pay before they become delinquent all taxes, charge, and assessments legally levied against the property herea conveyed. 4. To former and keep insured all buildings and other improvements now on, or which may hereafter be placed on said premiers, against loss or damage by fire and/or		
again the proper-vision control custry		
	1	
6. Not to purely, either wilfully or by nected, any unreasonable depreciation in the value of axid permises or the bouldings and importments situate therein, but it keeps not present as the interior of present and interior most present present present present permises any inslingar or importments until therein a for committee against water to be will not permit and treat present present permit perm		
1. 16 fembulse the moltgage low all costs and express industried by it in any suit to lorectione this moltgage, or in any suit, in which the moltgage may be oblined to the control of the control of the cost of		
3. That all checks or Traits delivered to the mortgager for the purpose of paying any sum or sums secured hereby will be paid upon presentment, and that all agencies used in making collection theretor, including those agencies transmitting the proceeds of such stems to the mortgager, shall be considered agents of the mortgagor.		1
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 mortgagor 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.	1	
In the event the mortgager shall fail to pay when due any taxes or assessments against said security, or fail to maintain insurance as bereinbefore provided for, the mortgager may make such nayment or provide such insurance, and the amount(s) paid therefor shall become a part of the indebtedness secured by the lien of this mortgage, and bear interest from the date of payment at the rale of eight per cent per annum.		
The said mortgager hereby transfers, sets over and conveys to the mortgagee, all rents, royalities, bounces and delay moneys that may from time to time become due and payable under eny oil and gas or other mineral lease(s) of any kind now existing, or that may hereafter rome into existence, covering the above described land, or any portion thereof, and said mortgagor agrees to execute, acknowledge and deliver to the mortgagee such deeds or other instruments as the mortgagee may now or hereafter require in order to facilitate the payment to it call rents, royalities, bounces and delay to the reimbursement of the mortgagee for any sums advanced in payment of taxes, insurance premiums, or other assessments, as have the reduce the semi-annual payments, but to sconer retire and discharge the loan; or said mortgagee may, not an use a manner, however, as not to abute or reduce the semi-annual payments, but to sconer retire and discharge the loan; or said mortgagee may, not an anner, however, as not to abute or reduce the semi-annual payments, but to sconer retire and discharge the loan; or said mortgagee may, not an anner, however, as not to abute or reduce the semi-annual payments, but to sconer retire and discharge the loan; or said mortgagee may, not an anner, however, as not on a said mortgage. The transfer and conveyance hereunder to the mortgage of said itents, royalties, bonuses the proper payment of the mortgage of the mortgage given on as a herein-before provided, independent of the mortgage lies on as all the payment or reduction of the mortgage of the mortgage of the mortgage of record, this conveyance shall become inoperative and on further force and effect.		
out prejudies to any of its other rights under this mortgage. The transfer and conveyance hereunder to the mortgage of said tents, royalties, bonuses and delay moneys shall be construed to be a provision for the payment or reduction of the mortgage debt, subject to the mortgage's option as herein-before provided, independent of the mortgage lien on said real estate. Upon payment in full of the mortgage debt and the release of the mortgage of record, this conveyance shall become inoperative and of no further force and effect.		4
The minus interpret conveyed and ever during the most this mortgage, secome included within the boundaries of any irrigation, drainings or other special assessment district and/or become subject to and liable at the date of the execution of this mortgage, then the whole of the indebtedness hereby secured shall, at the option of the mortgage, become due and payable forthwith.		1
If at any time, during the life of this mortrage, the premises conveyed hereby shall, in the opinion of the mortragee, become insufficient to secure the payment to the mortragee of the indebtedness then remaining unpud, by reason of an insufficient water supply, insufering unquited manage, improper irrigation or crossion, then said mortragees shall have the right, at its option, to declare the unpole balance of the indebtedness secured hereby due and payable and to forthwith forceloses this mortrages.		A.
		A STATE OF THE PARTY OF THE PAR
In the event of foreclosure of this mortgage the mortgages shall be entitled to have a receiver appointed by the court to take possession and control of the prensies described herein and collect the rents, issues and profits thereof; the amounts to 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 mortgage.		12
If any of the payments of the above described note(a) be not paid when due, or if the mortgagor shall permit any taxes or assessments on said lands to become delinquent, or fail to keep the buildings and improvements insured as herein previded, or apply the proceeds of this loan to substantially different purposes from those for which it was obtained, or shall fail to keep and perform all and singular the covenants, conditions and agreements herein contained, then the whole of the indebtedness secured hereby, at the option of the mortgage, shall become immediately due and payable and bear interest from such date at the rate of eight per cent per annum, and this mortgage subject to foreclosure.		Name and Address of the Owner, where the Owner, which the
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The covenants and agreements herein contained shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto.  IN WITNESS WHEREOF, the mortgager has hereunto set his hand and seal the day and year first above written.  Romie Dony.  Nollie May Deay  Nollie May Deay  STATE OF KANSAS, COUNTY OF DOUGLAS, ss.  Before me, the undersigned, a Notary Public, in and for said County and State, on this 29th day of August 19.34, personally appeared Romio Dony and Nellie May Dony, his wife on me personally known and known to me to be the identical person. 8, who exceuted 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.  Ity Commission expires Movambar 15th, 1937 C. C. Gorstenberger Notary Public.  In consideration of the making by The Federal Land Bank of Wichita to Romio Deay and Nellie May Dony, his wife  It the loan 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.  Dated this 29th day of August 1934		
If any of the payments of the above described note(s) be not paid when due, or if the mortgagor shall permit any tarse or assessments on said lamble become delinquent, or fall to keep the buildings and improvements harmard as herein provided, or spail provided, and provided to the provided of the prov		
If any of the payments of the above described note(s) be not paid when due, or if the mortgagor shall permit any taxes or assessments on said lands become defining units of the payments of the bound eliquent, or fall to keep the buildings and improvements insured as herein previded, or apply the proceed and payable and bear interest form those for which it was obtained, or shall fall to keep and perform all and singular the covenants, conditions and agreements herein or must on the the rate of eliquent and payable and bear interest from such data the tracts of eliquent and payable and bear interest.  At any payments of the date for the data beared, the mortgagor shall have the privilege of paying any number of unnatured principal payments of the data herein contracted to be made, but shall operate to sooner retire and discbarge the loan.  It is agreed that all of the abstracts of tilts to the real extate showe described, which have heritofore been delivered by the mortgagor to the mortal shall be the property of the mortgagor. It is modelectioness secured hereby shall have been paid and discharged in full, and in the event the filts to said real estate is conveyed by the mortgagor to the mortgagor than the beat property of the mortgagor, of in the event of foreclessure of this mortgage, the title to said abstracts shall pass to the purchaser at the Sheriff's or Master's sale, upon expiration of the redemption period provided by law.  Now if the said mortgagor abstract of circlessure of this mortgage, the title to said abstracts shall pass to the purchaser at the Sheriff's or Master's sale, upon expiration of the redemption period provided for in cald note(s), and reimburze said mortgage and savanced hereinder, and shall perform all of the other covenants and conditions herein set forth, then this mertgage 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 all states of the said states of t		