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office of Peoples State Eank in Lawrence, Kansas, or at such other place as the holder of the note may designate in writing, in monthly installments of Forty and 51/100 Pollars (\$40.51), commencing on the first day of Kovember, 1940, and on the first day of each month thereafter, until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be the first day of Ostaber 1050 due and payable on the first day of October, 1960.

due and payable on the first day of October, 1960.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said mote, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and provided further that in the event the debt is paid in full prior to maturity and at that time it is insured under the provision of the National Housing Act, he will pay to the Grantee an adjusted premium charge of one per centum (127) of the original principal amount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity; such payment to be applied by the Grantee upon its obligation to the Federal Housing Administrator on account of mortgage insurance.

2. That, togethor with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgage until the said note is fully paid, the following sums:

under the terms of the note secured hereby, the mortgager will pay to the mortgager until the said he is fully paid, the following sums:

(a) If this mortgage and the note secured hereby are insured under the provisions of the Mational Housing Act and so long as they continue to be so insured, one-twelfth (1/12) of the annual mol gage insurance premium for the purpose of putting the Mortgagee in funds with which to discharg the said Mortgagee's obligation to the Federal Housing Administrator for mortgage insurance pre the said Mortgageo's obligation to the rederal Housing Administrator for mortgage insurance promiums pursuant to the provisions of Fitle II of the Mational Housing Act, as amended, and Regulations thereunder. The Mortgagee shall, on the termination of its obligation to pay mortgage insurance premiums, credit to the account of the Mortgager all payments made under the provisit of this subsection which the Mortgagee has not become obligated to pay to the Federal Housing Administrator.

(b) An installment of the ground rents, if any, and of the taxes and assessments levied or to be levied against the premises covered by this mortgage; and an installment of the premium or premiums that will become due and payable to renew the insurance on the premises covered hereby a gainst loss by fire or such other hazard as may reasonably be required by the Mortgage in amount and in a company or companies satisfactory to the Mortgagee. Such installments shall be equal respectively to connected the (1/2) of the annual respectively to onnected the (1/2) of the annual respectively to onnected the (1/2) of the annual respectively. and in a company or companies satisfactory to the Mortgagee. Such installments shall be equal respectively to one-twelfth (1/12) of the annual ground rent, if any, plus the estimated premiu or premiums for such insurance, and taxes and assessments next due (as estimated by the Mortgag less all installments already paid therefor, divided by the number of months that are to elapse before one month prior to the date when such premium or premiums and taxes and assessments will become delinquent. The Mortgagee shall hold the monthly payments in trust to pay such ground rents, if any, premium or premiums and taxes and assessments before the same become delinquent.

(c) All payments mentioned in the two proceeding subsections of this paragraph and all payments to the made under the note secured hereby shall be added together and the aggregate amount thereof sha be paid by the Mortgagee each month in a single payment to be applied by the Mortgagee to the following items in the order set forth:

following items in the order set forth:

(1) promium charges under the contract of insurance with the Federal Housing Administrator;
(11) ground rents, if any, taxes, assessments, fire and other hazard insurance openium.

ground rents, if any, taxes, assessments, fire and other hazard insurance premiums; interest on the note secured hereby; and

(III) interest on the note secured herely; and
(IV) amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payment shall, unless made good by the
Mortgagor prior to the due date of the next such payment, constitute an event of default under
this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (24) for each
dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense

this mortgage. The Mortgage may collect a "late charge" not to exceed two cents (24) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to ever the extra expense involved in handling delinquent payments.

3. That if the total of the payments rade by the Mortgager under (b) of paragraph 1 preceding shall exceed the amount of payments actually rade by the Mortgage for ground rents, taxes and assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments of the same nature to be made by the Mortgager under (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes and assessments or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgager shall pay to the Mortgager any amount necessary to make up the deficiency, on or before the date when payment of ruch ground rents, taxes, assessments, or insurance premiums shall be due. If at any tine the Mortgager any amount necessary to make up the Mortgager shall, in computing the amount of such indebtedness, credit to the account of the Hortgager all payments made under provisions of (a) of paragraph 2 hereof, thich the Mortgagee has not become obligated to pay to the Federal Housing Administrator, and any balance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings or at the time the property is otherwise acquired, the halance then remaining in the funds accumulated under (b) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under (a) of paragraph 2 freeden, as a credit against the amount of prin

That he will keep the premises above conveyed in as good order and condition as they are now and

5. That he will keep the premises above conveyed in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.

6. That if the premises covered hereby, or any part thereof, shall be damaged by fire or other hazard against which insurance is held as hereinbefore provided, the amounts paid by any insurance company pursuant to the contract of insurance shall, to the extent of the indebtedness then remaining unpaid, by paid to the Kortgagee, and, at its option, may be applied to the debt or released for the repairing or

pand to the Kortegees, sum, at its option, may be applied to the dect of released to the repairing or rebuilding of the premises.

7. That if the Mortgagor fails to make any payment provided for in this mortgage for taxes, insurar premiums, repair of the premises, or the like, then the Mortgagee may pay the same and all sums so advanced, with interest thereof at five per centum (5%) per annum from the date of such advance, shall be payable on domaind and shall be secured hereby.

8. That if there shall be a default in any of the terms, conditions or covenants of this mortgage,

payable on domand and shall be secured nerety.

6. That if there shall be a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then any sums owing by the Mortgager to the Mortgages shall, at the option of the Mortgages, become immediately due and payable. The Mortgages shall then have the right to enter into the possession of the mortgaged premises and collect the rents, issues and profits thereof. In the event of any default, as herein described, this mortgage may be foreclosed. Appraisement is hereby waited Notice of the exercise of any option granted herein to the Mortgages is not required to be given. The covenants herein contained shall bind, and the benefits and advantages shall inner to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the clural, the plural the singular, and the use of any gender shall be appli-

lar number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

was written on the original mortgege