TO HAVE AND TO HOLD the same unto the said Company, its successors and assigns, forover, for the and purposes herein expressed.

MOREOVEN, the said Party of the First Part HEMREPY COVENANTS AND AGREES with the said Company, its successors and assigns, as follows, to-wit:

successors and assigns, as follows, to-war: 1. That some one or more of said First Farty is lawfully seized of said promises in Fee Simple absolute and has good right and lawful authority to sell, mortgage and convey the same; that the same are free from all incumbrances and charges whatsoever; that said Company shall quietly enjoy and posses said premises; and that said First Farty and his heirs, devises, excutors, administrators and assigns shall forever warrant and defend the title to said lands and premises against the claims of all percents there exercises that the said First Party and the said areas that he he merced whether the said premises and the said First Party and the said areas that he he merced whether the title said first percents that he he merced whether the same starts are access that he helps areas the the said starts.

shall forever warrant and detend the title to said lands and premises grainst the claims of all persons whomsover; and the said First Party further covenants and agrees that the lien oreated by this instru-ment is a first and prior lien on the above described lands and improvements. 2. To pay to said Company at its office in Hartford, Connecticut, or to its successors and assigns the said principal sum of THIRTY TWO HUNDARD AND NO/ICO - - Dollars (\$3,200,CO) and interest on the balance thereof from time to time remaining unpaid, in lawful money of the United States of America or its equivalent in New York exchange, in accordance with the terms and conditions of a certain promissor; note for said principal sun, bearing even date herewith, made payable to the order of the said Company and executed and delivered to the Company by the said Party of the First Part, and secured by this Mort gage.

3. To furnish and leave with said Company, during the time said promissory note and all renewals thereof shall remain ungaid, a complete abstract of title to the land hereinbefore described, which abstract, in the event of foreclosure of this mortgage, shall become the property of the grantee in the deed executed pursuant to said foreclosure.

4. To keep the said lands and improvements free from all incumbrances and liens or claims for lien of whatsoever nature, and to protect and defend the title and possession of said premises to the end that this mortgage shall be and remain a first lien on said premises until the indebtedness hereby secu

shall be fully paid. 5. That the said Company shall be subrogated to the lien, though released of record, of any prior incumbrances on the said premises paid or discharged from the proceeds of the loan represented by the aforesaid promissory note.

To pay before the same become delinquent all taxes and assessments and impositions of every 6. 6. To pay before the same become definition all taxes and assessments and impositions of only kind that may be levid, assessed or imposes by authority of the United States of America or by the State of Kansas or any political subdivision or municipality in said State, which may be or become a lien upon said real estate or any part thereof or interest therein, including any minoral or royalty interest therein.

7. To keep the buildings, fences and other improvements now or hereafter crected on said lands in

7. To keep the buildings, fonces and other improvements now or hereafter erected on said lands in sound condition and in good repair and to commit or permit no waste on the said premises. 8. To keep, during the existence of this mortgage, all buildings and improvements erected and to be erected on said premises constantly insured, against loss and damage by fire for the sum of at least Thirty-five Hundred and no/100 - Dollars (35,500,00) in a company or companies which may be designate. by the said Company, and to provide insurance against hagards other than fire in like amount, if de-manded by the said Company, and that all policies of insurance without exception and of whatsoever nature and of whatsver amount taken out on the said improvements or fixtures thereto attached, during the aviations of the doth harphy measured, shall be constantly indeged assigned and with a proper part.

nature and of whatever amount taken out on the said improvements or lixtures thereto attached, during the existence of the deth hereby secured, shall be constantly pledged, assigned and, with a proper mort-gage clause in favor of the said Company attached thereto, delivered as issued and with premiums fully paid, to the said Company. And the said Party of the First Part further agrees that in case of less to the premises and subsequent settlement and payment therefor by any insurer, the entire settlement pro-ceeds or amount so paid shall be applied to such portion of the debt hereby secured as the holder of the aforesaid premisery note shall direct or toward the rebuilding or restoring of the premises, whichever the believe of the said premisery note shall along. the holder of the said promissory note shall elect.

9. That in the owner the said premises or any part thereof, in the judgment of the said Company, require inspection, repair, care or attention of any kind or nature not therefore furnished and prov ed by the Farty of the First Fart, the Company herein, being hereiv made the sole judge of the necessit therefor, after having made reasonable attempt to notify the Party of the First Part, may enter or caus entry to be made upon the said premises and may inspect, repair or maintain the same as the said Company may deem necessary or advisable and may make such expenditures and cutlys of money as the said Company my doem essention for the preservation of the mortgage socurity. 10. That in the event ownership of the mortgaged premises or any part thereof becomes vosted in a

person or persons other than the Party of the First Fart, the Company may, without notice to the Farty of First Part, deal with such successor or successors in interest with reference to this mortgage and of First Part, deal with such successor or successors in interest with reference to this mortgage and the note hereby secured, either by way of forbearance on the part of the Company or extension of the time of payment of the dobt or any sum hereby secured, without in any way releasing, discharging, modifying, changing or in any wise affecting the lien of this mortging or the original liability of the Party of the First Part on the note hereby secured, either in whole or in part. 11. That in cases the Party of the First Part allows the said premises to be or become subject to any lien or incumbrance superior to the lien of this mortgage, or in case the said First Party fails to pay all taxes, assessments and impositions as above provided, or in case the said First Party fails to pay all taxes, assessments and in sourd condition and in coord remet and incured are chore are previded the

keep and maintain said premises in sound condition and in good repair and insured as above provided, th said Company or the logal holder or holders of the aforesaid promissory note may at its, his, her or Ball company of the logar matter in the and without waiver of any right arising from the breach of any of these covenants by said First Party, pay or remove or discharge any such lien or incumbrance, pay such taxes, assessments and impositions or redeem the premises from tax sale, make such repairs and properly maintain the said premises, effoct such insurance, and proper resolpts shall be conclusive evidence of the amounts and validity of such payments, and all meneys paid for any such purpose or to protect the said Company's interest in the said premises shall be immediately due and payable with int-erest thereon at the rate of tem percent per annum until paid and shall, together with interest as aforesaid, become so much additional indobtedness secured by this mortgage. 12. That if default be made in the payment of asil note or any part thereof or of any instalment due in accordance with the terms thereof, either of principal or of interest, or in the performance of any of the covenants, agroments and and the reundor being material and of the essence hereof, then, and in either or any such case, or at any time during the continuance of such default, the entire

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and all of First Farty's covenants and obligations hereunder being material and of the essence hereof, then, and in either or any such case, or at any time during the centinuance of such default, the entire principal sun remaining at that time unmatured together with all interest accrued thereon, shall, at the election of the said Company or of the logal holder or holders of said note, and without notice of such election, at once become and be due and payable at the place of payment aforesaid, anything in said note or horein contained to the contrary notwithstanding, and thereupon the said Company or the logal holder or holders of said note shall have the right to immediately foreclose this mortgage and shall have all other rights and remedies that the haw and equity provided, and, in ence of foreclosure, the judgment rendered shall provide that the vale of a previse a sold together and yet a mercle

judgment rendered shall provide that the whole of said premises be sold together and not in parcels. 13. That in any and every suit brought to foreeless this mortgage, the sum expended by the said Company in having the abstract of title to said premises continued to date shall be secured hereby and included in any decree of foreelesure. In every foreelesures wit the Court, upon application by the said Company, shall appear a receiver for the land and premises above described and mortgaged, with power to enter upon, cultivate and operate said premises and collect the rents, issues and profits there from, with the usual powers of receivers in such cases.

FRONDED AUMAYS that whenever said Farty of the First Part shall have fully maid the indobtedness hereby secured, with all the interest thereon, and shall have well and truly performed all and singular the covenants and agreements hereinabove expressed, then all such covenants and agreements shall cease

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