

## MORTGAGE RECORD 85

This is a Purchase Money Mortgage. The above indebtedness represents part of the purchase price of lands herein described and is the same indebtedness referred to in deed from Metropolitan Life Insurance Company of even date herewith.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to its successors and assigns, forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, Always, and these presents are upon the following agreements, covenants, and conditions, to wit:

FIRST. That the parties of the first part are justly indebted to the party of the second part in the sum of Three Thousand Eight Hundred Forty and No/100 --- Dollars, according to the terms of one certain Mortgage Note of even date herewith, executed by said parties of the first part, and payable as follows:

March 1, 1942 \$320.00	March 1, 1946 \$320.00
March 1, 1943 \$320.00	March 1, 1949 \$320.00
March 1, 1944 \$320.00	March 1, 1950 \$320.00
March 1, 1945 \$320.00	March 1, 1951 \$320.00
March 1, 1946 \$320.00	March 1, 1952 \$320.00
March 1, 1947 \$320.00	March 1, 1953 \$320.00

to the order of the said party of the second part with interest thereon at the rate of 5 1/2 percent per annum from March 1, 1941 payable semiannually, on the first days of September and March in each year, according to the terms of said Note; both principal and interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of America, with exchange on the City of New York, which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, at the office of Metropolitan Life Insurance Company, 1 Madison Avenue, New York, N. Y., or at such other place as the legal holder of the principal Note may in writing designate, and said Note bearing 10 percent interest after maturity.

SECOND. That the parties of the first part agree to keep all fences, buildings, and improvements on the said premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the buildings which are now or may hereafter be upon the premises unceasingly insured for their insurable value in insurance companies acceptable to the party of the second part with policies payable to it in case of loss to the amount then secured by this Mortgage; to assign and deliver to it, with satisfactory mortgage clauses, all the policies of insurance on said buildings and to pay all insurance premiums when due. In case of loss it is agreed that the party of the second part may collect the insurance moneys or may deliver the policies to the said parties of the first part for collection. At the election of the said party of the second part, the insurance moneys shall be applied either on the indebtedness secured hereby or in rebuilding.

THIRD. That the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien, or incumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure; and any sums so paid shall become a lien upon the herein-described real estate, and be secured by this Mortgage, and may be recovered, with interest at 10 percent, in any suit for the foreclosure of this Mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the whole of said real estate shall be sold together and not in parcels.

FOURTH. That in case of default of any of the covenants or agreements herein contained, the rents and profits of the said premises are pledged to the party of the second part as additional and collateral security for the payment of all the indebtedness secured hereby, and the said party of the second part is entitled to the possession of said property, by receiver or otherwise, as it may elect.

FIFTH. That the parties of the first part hereby agree to pay all taxes and assessments, general or special, except only the Federal income tax, which may be assessed in the State of Kansas upon the said land, premises, or property, or upon the interest of the party of the second part therein, and while this Mortgage is held by a non-resident of the State of Kansas upon this Mortgage or the debt secured thereby, or the interest thereon or income therefrom; without regard to any law heretofore enacted or hereafter to be enacted, imposing payment of the whole or any part thereof, upon the party of the second part, and that upon violation of this undertaking or the passage by the State of Kansas of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon the party of the second part, or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by the parties of the first part as herein provided, to pay any taxes or assessments is legally inoperative, then, in any such event, the debt hereby secured, without deduction, shall, at the option of the party of the second part, become immediately due and collectible, notwithstanding anything contained in this Mortgage or any law hereafter enacted. The parties of the first part further agree not to suffer or permit all or any part of the taxes or assessments to become or remain delinquent, nor to permit the said property or any part thereof, or any interest therein, to be sold for taxes, and further agree to furnish annually to the party of the second part, on or before the 10th day of July the certificate of the proper authority, showing full payment of all such taxes and assessments.

SIXTH. That the parties hereto further agree that all the covenants and agreements of the parties of the first part herein contained shall extend to and bind their heirs, executors, administrators, successors, and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns.

SEVENTH. As additional and collateral security for the payment of the said Note the Mortgages hereby assign to said Mortgagee, its successors and assigns, all the rights, rents, royalties, and benefits accruing to the parties of the first part under all oil, gas, or mineral leases on said premises, this assignment to terminate and become void upon release of this Mortgage. Provided, however, that said party of the second part, its successors and assigns, shall be chargeable with no responsibility with reference to such rights, rents, royalties, and benefits nor be accountable therefor except as to sums actually collected by it or them, and that the Lessees in any such leases shall account for such rights, rents, royalties, or benefits to the party of the first part or his assigns until notified by legal holder hereof to account for and to pay over the same to such legal holder. Should operation under any oil, gas, or mineral lease seriously depreciate the value of said land for general farming purposes, the Note secured by this Mortgage shall immediately become due and collectible, at the option of the holder of this Mortgage without notice.

EIGHTH. That if such payments be made as are herein specified, this conveyance shall be void; but if the Note herein described, or any part of the indebtedness secured by this Mortgage or any interest thereon, be not paid when due, or if default be made in any covenant or agreement herein contained, then this conveyance shall become absolute and the whole of said principal Note shall immediately become due and payable at the option of the party of the second part, and no failure of the party of the second part to exercise any option to declare the maturity of the debt hereby secured shall be deemed a waiver of right to exercise such option at any other time as to any past, present, or future default hereunder; and in case of default of payment of any sum herein covenanted to be paid when due, the said first parties agree to pay to the said second party interest at the rate of 10 percent per annum, computed annually on said principal Note, from the date of default to the time when said principal and interest shall be fully paid.

*Original secured by the mortgage has been paid in full and the said mortgage is hereby released.*  
*(Witness: Joseph S. [unclear] Secretary of the State of Kansas)*  
*Witness: [unclear] Secretary of the State of Kansas*

This release was written on the original mortgage  
 this 18 day of Sept 1946  
 J. [unclear]  
 Reg. of Deeds