

And it is agreed that in case default shall be made in the payment of the principal of said note or any installment thereof or of any interest thereon when due, or in the payments of any insurance premiums, taxes or special assessments or if there shall be a failure to comply with any condition of this mortgage, then the principal of and the whole indebtedness secured by this mortgage, including all payments for taxes, assessments, insurance premiums, liens, expenses and attorney's fees, herein specified, shall, at the option of the party of the second part, its successors or assigns, become due and payable at once without notice to the party of the first part, and be collectible at once by foreclosure or otherwise, and appraisement is hereby expressly waived.

As additional and collateral security for the payment of said note, the mortgagor hereby assigns to said mortgagee, its successors or assigns, all the rights 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 or assigns, shall be chargeable with no responsibilities with reference to such rights and benefits nor be accountable therefor, except to the extent that they actually collected by it or them, and that the lessees in any such leases, shall account to the party of the first part for such rights or benefits to the party of the first part or their assigns until notified by legal holder thereof 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.

In case of the renewal or extension of the indebtedness hereby secured, or any part thereof, all the provisions of this mortgage and the lien thereof, from its date, shall remain in force as fully and with the same effect as if it were made originally to mature at such extended time.

In Witness Whereof, the said part of the first part hereof, and seal the day and year first above written.

STATE OF KANSAS,
Douglas COUNTY.

Be It Remembered, That on this 31st day of October A. D. 1947 before me, the undersigned, a Notary Public, in and for said county and state, came

who personally known to me to be the same person as who executed the foregoing mortgage deed and duly acknowledged the execution of the same as their voluntary act and deed.

In Testimony Whereof, I hereunto subscribe my name and affix my official seal on the day and year last above written.

My commission expires on the 26th day of August, 1920.

Ralph R. Cain

.....
Notary Public

Recorded November 1, 1947 at 11:05 A.M.

KNOW ALL MEN BY THESE PRESENTS, That THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, does hereby certify that the within mortgage is fully paid, satisfied and discharged, and authorizes the Registrar of Deeds of Douglas County, Kansas, to discharge the same of record.

[illegible]