

The Northwest Quarter (NW $\frac{1}{4}$) of SECTION THIRTY-FOUR (34), Township Twelve (12) South, Range Eighteen (18), East of the Sixth Principal Meridian, subject to a pipeline right-of-way granted to Cities Service Gas Company by instrument dated July 16, 1929, recorded in Book 125, page 124, and subject to a right-of-way for telegraph and telephone lines granted to Postal Telegraph-Cable Company by instrument dated February 17, 1930, recorded in Book 125, page 283, and subject to an easement for pipeline granted to Cities Service Gas Company by instrument dated August 12, 1935, recorded in Book 132, page 589, and subject to an easement granted to The Kansas Electric Power Company to erect and maintain electric transmission line, including H frame and/or dead-end structures, poles, wires, anchors and all other necessary appurtenances, upon and across the above-described property, by instrument dated March 8, 1944, recorded in Book 149, page 401, and subject also to a Meter and Regulator Lease granted to Cities Service Gas Company by instrument dated August 17, 1935, recorded in Book 132, page 564, leasing a .029 of an acre for meter and regulator uses, for a period of ten years, and

Mortgagors do grant, bargain, sell and convey unto Mortgagee all Mortgagors' right, title and interest in and to the rights-of-way, easements and lease referred to above; and

Mortgagor, for himself, his heirs, executors, administrators, successors, and assigns, in consideration of the loan being made by Mortgagee, and in order to better secure a loan heretofore made by Mortgagee to Mortgagor evidenced by a certain promissory note dated September 20, 1943, in the principal sum of \$6,053.00, and secured by a certain real estate mortgage dated October 27, 1943, recorded in Book 88, page 501 (hereinafter called "initial mortgage"), does hereby further covenant and agree that this mortgage shall further secure payment of the debt evidenced by said promissory note, and fulfillment of the obligations, conditions, and covenants contained in said initial mortgage. It is hereby further covenanted and agreed that in the event of default in any provision of the initial mortgage or of this mortgage, Mortgagee, at its option and without affecting any other right or remedy of Mortgagee under either mortgage, may declare the entire indebtedness secured by either or both mortgages immediately due and payable and thereupon exercise any remedy provided herein or in the initial mortgage or by law. This provision is not intended to release or replace the initial mortgage, or any part thereof, but is intended to provide additional security for fulfillment of Mortgagor's obligations in connection with the loan secured by the initial mortgage in accordance with the terms and conditions thereof.

together with all rents and other revenues or incomes therefrom, and all and singular, the rights, easements, hereditaments, and appurtenances thereunto belonging; or in any wise incident or appertaining; and all improvements and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property is sometimes hereinafter designated as "said property";

TO HAVE AND TO HOLD, all and singular, said property before mentioned unto Mortgagee and its assigns forever.

MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby and by these presents covenant and agree:

1. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever which affect said property or the Mortgagee's rights and interests therein under this Mortgage or the indebtedness hereby secured, and promptly to deliver to Mortgagee, without demand, receipts evidencing such payments.