said mortgagors, to the said mortgagee; and shall pay all taxes and special assessments of any kind that may be levied
or assessed within the State of Kansas upon said premises and upon any interest therein, and procure and deliver to said
mortgagee, at its home office ten days before the day fixed by law for the first interest or penalty to accrue thereon, the official
receipt of the proper officer showing payment of all such taxes and assessments; and, so long as any part of the debt hereby
secured remains unpaid shall keep the building or buildings now standing or hereafter erected on said premises insured in one
or more solvent insurance companies, to be approved by the mortgagee, against loss or damage by fire to the amount of at least
their full insurable value, - - -
and against loss or damage by windstorm, cyclone and tornado to the amount of at least their full insurable value,

(provided, that if any policy of insurance contains any condition or provision as to co-insurance, the building or buildings
shall be kept insured for a sufficient amount to comply with such co-insurance condition, and that each windstorm, cyclone
and tornado policy, by its terms or by appropriate endorsement or rider, shall provide that in case an insured building, or any
material part thereof, fall as the result of windstorm, cyclone or tornado, immediately followed by fire as a direct result,
then the insurance is extended to cover such resultant fire loss); and, upon issuance, shall forthwith deposit and leave with
the mortgagee all policies of insurance above required, and all other like policies of insurance covering said buildings, with
loss, if any, made payable to the mortgagee as its interest may appear, by endorsements upon or riders attached to said
policies in terms satisfactory to the mortgagee; and shall keep the buildings and other improvements now or hereafter erected
on said premises in good condition and repair, and shall not commit or suffer any waste of said premises; and shall keep said
premises free from all prior liens; and upon demand of the mortgagee shall pay all liens, if any, which in any way may
impair the security of this mortgage, and all costs, expenses and attorney's fees incurred by the mortgagee in or on account
of any litigation or legal proceedings in any court or before any tribunal, whether instituted by a party hereto or otherwise,
which shall involve in any way the aforesaid premises, or the collection or enforcement of the debt or moneys hereby secured,
or the protection of this mortgage or of its lien or priority; all of which the mortgagors hereby agree to do: then these
presents to be void, otherwise to remain in full force.

It is agreed that if the insurance herein provided for is not promptly effected and the policies therefor made payable
and deposited as herein provided, or if the liens, taxes, special assessments, costs, expenses or attorney's fees herein provided
shall not be paid in the manner, and tax receipts filed within the time, herein provided, the mortgagee (whether electing to
declare the whole indebtedness hereby secured due and collectible or not), may (1) effect the insurance above provided for
and pay the reasonable premiums and charges therefor; (2) pay said taxes and special assessments, with accrued interest,
fees, penalties and other expenses, which taxes and special assessments it may conclusively assume (and shall not be affected
by any notice to the contrary) were lawfully levied and assessed, are due and payable, and are or will become lawful liens
and charges upon the mortgaged premises; and (3) pay such liens, costs, expenses and attorney's fees; and all such pay-
ments, with interest thereon from the time of payment at the rate of ten per cent per annum, shall be deemed a part of
the indebtedness secured by this mortgage; but nothing herein contained shall be construed as requiring the mortgagee to
effect such insurance or to advance or expend moneys for taxes, assessments or other purposes aforesaid.

The mortgagors covenant and agree to pay the indebtedness hereby secured promptly and in full compliance with the
terms of said note, and that in case default shall be made in the payment of any instalment of said note or of interest
thereon when due, or if there shall be a failure to comply with any condition or provision of this mortgage, then the said
note and the whole indebtedness secured by this mortgage, including all payments for taxes, assessments, insurance premiums,
liens, costs, expenses and attorney's fees herein specified, shall, at the option of the mortgagee and without notice to the
mortgagors (such notice being hereby expressly waived), become due and collectible at once by foreclosure or otherwise;
and upon commencement of any proceeding to enforce or foreclose this mortgage, or at any time thereafter during the
pendency of such proceeding and during any period allowed for redemption, the mortgagee, or the purchaser at any sale
thereunder, upon application to the court in which such proceeding is pending, or, if such enforcement is not by suit or
action, then to any court of competent jurisdiction, shall be entitled, as a matter of right, without notice to the mortgagors or
any person claiming under them, and without regard to the solvency or insolvency, at the time of such application, of the
person or persons liable for the payment of the indebtedness hereby secured, and without regard to the then value of the
premises, or whether the same shall then be occupied by the owner of the equity of redemption as a homestead, to the im-
mediate appointment of a receiver with power to take possession of the mortgaged premises and to collect the rents, issues
and profits thereof during the pendency of such proceeding and during any period allowed for redemption. And said receiver
shall, from time to time, under the order of such court, apply the net amount in his hands to the payment, in whole or in
part, of any or all of the following items: (1) expenses reasonably required to keep said premises in proper condition and
repair; (2) insurance of the improvements upon said premises; (3) taxes, special assessments or any other lien or charge
upon said premises that may be or become superior to the lien of this mortgage or to any decree foreclosing the same; (4)
amount due upon the indebtedness hereby secured; (5) amount due upon any decree entered in any suit foreclosing this
mortgage; and (6) to such other purpose or purposes as to the court may seem proper in the premises.

In case the mortgagee or the legal holder of said note voluntarily or involuntarily becomes or is made a party to any
suit or proceeding relating to the premises herein described, or in connection with or about this mortgage or said note,
either by the act of another or for the purpose of protecting any interest in said premises growing out of this mortgage or
said note, or in case of the collection of the mortgage indebtedness herein created through proceedings in the probate court,
or if the note secured by this mortgage be placed with an attorney for collection, then and in any such case all costs incurred
by the mortgagee or legal holder of said note shall upon demand be paid by the mortgagors, which costs shall include a
reasonable attorney's fee for the attorney of said mortgagee or legal holder of said note, and if not so paid upon demand
and said sums are advanced or paid by the mortgagee, all such costs and such attorney's fee, with interest from the date
of payment at the rate of ten per cent per annum, shall be a lien upon the premises herein described, and collectible as other
indebtedness hereby secured.

And it is agreed that the mortgagors will repay the mortgagee all reasonable expenses paid in procuring abstracts of
title or title insurance, whenever such abstracts or insurance shall become necessary to protect the interests or enforce the
rights of said mortgagee, and the amounts so paid shall from the date of payment bear interest at the rate of ten per cent
per annum and shall be deemed part of the indebtedness hereby secured.

The said mortgagors hereby expressly waive and release all rights and benefits they have in said premises as a home-
stead under any law or rule of equity relating to the alienation, exemption or judicial sale of homesteads.

It is understood and agreed that if, for any reason, this mortgage shall hereafter be found in any respect invalid or
insufficient, or if the priority of its lien on the premises herein described shall in any manner be questioned or disputed, the
mortgagee shall be subrogated for further security to the lien of any and all prior incumbrances, liens or charges of any kind
against said premises, or any part thereof, paid and discharged from the proceeds of the loan hereby secured, and in such case,
even though said prior liens have been released of record, the repayment of said loan shall be secured by such liens on the
portions of said premises affected thereby to the extent of such payments respectively; also that the time of payment of the
indebtedness hereby secured, or any portion thereof, may be extended or renewed, and that any portions of the premises
herein described may, without notice, be released from the lien hereof, without releasing or affecting the personal liability of
any person or corporation for the payment of the indebtedness hereby secured or the lien of this instrument upon the remainder
of said premises for the full amount of said indebtedness then remaining unpaid, and that no change in the ownership of said
premises shall release, reduce or otherwise affect any such personal liability or the lien hereby created.

Whenever by the terms of this instrument or of said note the mortgagee is given any option, such option may be exercised
when the right accrues, or at any time thereafter.

The provisions herein contained shall inure to and be binding upon the heirs, executors, administrators, successors,
grantees, lessees and assigns of the parties hereto, respectively.

In Witness Whereof, the said mortgagors have hereunto set their hands the day and year
first above written.

Dale E. Babbitt
Dale E. Babbitt

Norma L. Babbitt
Norma L. Babbitt

The Northwestern Mutual Life Insurance Company, a corporation organized and existing under the laws of
Wisconsin, hereby acknolwedges full payment of the note executed by Dale E. Babbitt and Norma L. Babbitt,
of the County of Douglas, State of Kansas, and mentioned in the within mortgage, recorded in the office of
the Register of Deeds of the County of Douglas, State of Kansas in Vol. 93 of Mortgages, on page 262.
And said Company hereby cancels and releases said mortgage and authorizes the Register to enter this
release upon the margin of its record. Dated and signed at Milwaukee, Wisconsin, this twenty-seventh
day of September, 1955.

THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY
By Howard J. Tobin, Vice President
Attest C. A. Westring, Assistant Secretary

(Corp. Seal)