

for the taxation of mortgages or debts secured by mortgages for state or local purposes, or the manner of the collection of any such taxation so as to affect this mortgage, then, in any or either of said events, the whole of the indebtedness hereby secured shall at the election of the mortgagee become immediately due and payable without notice and the mortgagee may immediately cause this mortgage to be foreclosed.

The mortgagors hereby assign to the mortgagee any and all rents on the premises herein described, and authorize the mortgagee, by its agent, to take possession of said premises at any time there is any default in the payment of the debt hereby secured, or in the performance of any obligation herein contained, and rent the same for the account of the mortgagors, as described herein, and to deduct from such rents all costs of collection and administration, and to apply the remainder of the same on the debt hereby secured.

The mortgagors hereby expressly waive all appraisal of the mortgaged premises should they be sold under execution, order of sale or other final process and also expressly waive all benefits of the stay, valuation and exemption laws of the State of Kansas, and the necessity for notice of intention to exercise the said option.

Notwithstanding any provision herein or in said note, the total liability for payments in the nature of interest shall not exceed the limits now imposed by the usury laws of the State of Kansas.

The mortgaged premises being located in the State of Kansas, this mortgage and the rights and indebtedness hereby secured shall, without regard to the place of contract or payment, be construed and enforced according to the laws of the State of Kansas.

Witness our hands this 24th day of June, A. D. 1948

*A. V. Phillips*  
*Eunice Phillips*

STATE OF KANSAS }  
COUNTY OF Douglas }

Be it remembered, that on this 24th day of June, A. D. 1948  
before me, a Notary Public in and for said County and State, personally appeared

A. V. PHILLIPS AND EUNICE PHILLIPS, husband and wife,

personally known to me and known to me to be the same persons who executed the foregoing instrument, and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last



*C. A. Miller*  
Notary Public in and for said County and State