

To pay all taxes and assessments levied upon said real estate, or upon the lien hereby created, by virtue of any law of the State of Kansas, to whomsoever assessed, before same shall have become delinquent;

To keep the buildings erected and to be erected upon said premises insured against loss by fire and tornado, to the amount of THREE THOUSAND AND NO/100 Dollars, for the benefit of the second party, its successors and assigns, in an insurance company acceptable to it; and to deliver the said insurance policies and renewal receipts to the said second party; and

Upon failure to comply with any or either of these conditions, covenants and agreements, it is agreed that the owner of the mortgage may pay the said taxes or assessments, or the cost of such insurance, and the amount so paid shall bear interest at the rate of ten per cent per annum from the date of payment, and said sum or sums so paid shall be immediately due and payable, and shall be an additional lien upon said real estate, and be secured by this mortgage, and may be collected in the same manner as the principal debt hereby secured.

That as additional and collateral security for the payment of the debt hereinbefore described, the first party hereby assigns to the second party, its successors and assigns, all-right, title and interest in and to all royalties and rentals accruing to them under all oil, gas, mineral, agricultural, or other leases on said real estate, and directs any lessee, on demand, to pay the said second party, its successors and assigns, all royalties and rentals that may be payable to them under the terms of any such lease of said real estate; provided that so long as no default be made in the payment of the principal debt hereby secured, or the interest due thereon, and so long as the agreements, covenants and conditions of this mortgage shall be faithfully performed, the first party, their heirs or assigns, shall retain possession of the premises hereby conveyed, and shall be entitled to appropriate for their own use all the income and profit derived therefrom; this assignment to terminate and become void upon the release of this mortgage;

That the second party, its successors and assigns, shall be subrogated for further security to the lien, though released of record, of any and all encumbrances paid out of the proceeds of the loan secured by this mortgage;

That appraisal of said property at a sale under this mortgage, and all benefits of the homestead exemption and stay laws of the State of Kansas are hereby waived by said first party;

That the property herein described 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, with reference to the laws of which state the parties to this agreement are now contracting.

Now, if the payments are made as provided and all covenants and agreements fulfilled, this mortgage shall be null and void and shall be released at the rank of the first party, their heirs or assigns, which cost first party agrees to pay, but if the first party, their heirs or assigns, shall make default in the payment of any note or notes at maturity, or any interest thereon when due, or the taxes or assessments aforesaid, or any part of either, or if waste be committed on, or improvements be removed from said real estate without written consent of the second party, or if by reason of operation under terms of the contract are violated, then and in any or either of said events, the whole of the sums hereby secured shall, at the option of the second party, or the legal owner of said indebtedness, become immediately due and payable without notice, and thereupon this mortgage shall become absolute and the owner of said indebtedness may immediately cause the mortgage to be foreclosed in the manner provided by law, and shall be entitled to have a Court, and any amount so collected by such Receiver shall be applied, under direction of the Court, to the payment of any judgment rendered, or amount found due upon foreclosure of this mortgage.

Dated this 6th day of August 19 48

Witnesses:

Ethel A. Lyon

Missouri
STATE OF KANSAS,
COUNTY OF Jackson ss.

Before me, the undersigned, a Notary Public,
in and for said County and State, on this 6th day of August, 19 48 appeared
ETHEL A. LYON, a single woman
to me known to be the identical person who executed the foregoing instrument, and such person duly acknowledged
the execution of the same.

My commission expires February 20, 1951
Witness my hand and notarial seal the day and year above set forth.



Ben W. Haines
Notary Public in and for Jackson
County, Kansas Missouri.

Recorded August 10, 1948 at 2:15 P.M.

SATISFACTION IN FULL

September 18, 1953

2,200.00
Received of Ethel A. Lyon, the within named Mortgagor, sum of TWENTY-TWO HUNDRED AND NO/100 Dollars
in full satisfaction of the within mortgage.

Attest:
J. S. McClary
Asst't Secretary
(Corp. Seal)
Business Men's Assurance Company of America
Grant Torrance
Vice President

This document
was written
on the original
mortgage.

Harold D. Beck
Register of Deeds
Patricia J. Beck