

secured by this mortgage; to assign and deliver to it, with said mortgage clauses, all the policies of insurance on said buildings, and to pay all insurance premiums when due. In case of loss it is hereby agreed that the party of the second part may collect the insurance moneys or may deliver the policies to the party of the first part for collection. At the election of the said party of the second part, the insurance moneys shall be applied either on the indebtedness secured hereby or in rebuilding,

THIRD. That the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrances on the premises hereby conveyed and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure; and any sum so paid shall become a lien upon the real estate described herein, and be secured by this mortgage, and may be recovered, with interest at ten (10) per cent per annum, in any suit for the foreclosure of this mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the whole of said real estate shall at the election of the party of the second part be sold together and not in parcels.

FOURTH. That in case of default in any of the covenants and agreements herein contained, the rents and profits of the said premises are pledged to the party of the second part as additional collateral security for the payment of all the indebtedness secured hereby, all in accordance with an assignment of rents of even date herewith.

FIFTH. That the party of the first part agrees to pay all taxes and assessments, general or special, which may be assessed in the State of Kansas upon said land, premises, or property, or upon this mortgage or the debt secured thereby, without regard to any law heretofore enacted or hereafter to be enacted, imposing payment of the whole or any part thereof, upon the party of the second