this mortgage resulting in a public sale of the premises covered hereby or if the Mortgagee acquires the property otherwise after default, the Mortgages shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (b), of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note and shall properly adjust any payments which shall have been made under (a) of paragraph 2.

- 4. That he will pay all taxes, assessments, water rates, and other governmental or mu or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgagee may pay the same.
- 5. That he will keep the premises above conveyed in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted.
- 6. That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged premises, insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as it may require and part thereof, may be applied by the Mortgagee at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured by, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.
- 7. That if the Mortgagor fails to make any payment provided for in this mortgage for taxes, insurance premiums, repair of the premises, or the like, then the Mortgagee may pay the same and all sums so advanced, with interest thereon at the rate set forth in the note secured hereby from the date of such advance, shall be payable on demand and shall be secured hereby.
- 8. That if there shall be a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then any sums owing by the Mortgage to the Mortgagee shall, at the option of the Mortgagee, become immediately due and payable. The Mortgagee shall then have the right to enter into the possession of the mortgaged premises and collect the rents, issues and profits thereof. In the event of any default, as herein described, this mortgage may be forcelosed. Appraisement is hereby waived.
- 9. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligi-or insurance under the National Housing Act within \_from the date hereof (written\_ file for insurance under the National Housing Act within 160 days from the date hereof (written statement of any officer of the Federal Housing Administration or authorized agent of the Federal Housing

Notice of the exercise of any option granted herein to the Mortgagee is not required to be given. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Mortgagor (s) ha we hereunto set their hand (s) and scal (s) the day and year first above written

Robert W Baster Maquente G. Baster [SEAL] [SEAL]

[SEAL]

STATE OF KANSAS,

COUNTY OF DOUGLAS

BE IT REMEMBERED, that on this day of 1919.

before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared to partial and MARGUERITS U. BAXTER, his to the personally known to be the same person (s) who executed the above and foregoing instrument of writing, and duly acknowledged the execution of same.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal on the day and year last above

Written C

My Commission expires MR 1950

Earnel a Seek Register of Deeds d the same is hereby canceled this 18th day SURANCE COMPANY OF AMERICA

(Corp Seal)

San Asper