12 This mortgage is given to secure the payment of the principal sum of Sixty-two Hundred and no/100 - - - - - - Dollars (\$ 6200.00 $^{\circ}$), as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, payable with Interest at the rate of four and one-half per centum (44 %) per annum of lettenke space with pald, principal aug interest to be paid at the office of The Lawrence National Bank in Lawrence, Kanasa , or

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity: Provided, however, that written notice of an intention to aversise such privilege is given at least thirty (30) days prior to prepayment; and provided further that in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of the National Housing Act, he will pay to the Grantee an adjusted premium charge of one per centum (1%) of the original principal amount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if the mortgage had continued to be insured until maturity; such payment to be applied by the Grantee upon its obligation to the Federal Housing Commissioner on account of mortgage insurance.

2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee until the said note is fully paid, the following sums:

(a) If this mortgage and the note secured hereby are insured under the provisions of the National I dus into the second because thereby are instruct under the provisions of the National Housing Act and so long as they continue to be so insured, on-twelfth (1;2;) of the annual mortgage insurance premium for the purpose of putting the Mortgagee in funds with which to discharge the said Mortgage's obligation to the Pederal Housing Commissioner for mort-gage insurance premiums pursuant to the applicable provisions of the National Housing Act, as amended, and Regulations thereunder. The Mortgagee shall, on the termination of its believe the there is the same function of the solution obligation to pay mortgage insurance premiums, credit to the account of the Mortgagor all payments made under the provisions of this subsection which the Mortgagee has not become obligated to pay to the Federal Housing Commissioner.

(b) A sum equal to the ground rents if any and the taxes and special assessments next due on the premises covered by this mortgage, plus the premiums that will next become due and pay-able on policies of fire and other hazard insurance on the premises covered hereby (all as the premise of the premise estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments, before the same be delinquent.

All payments mentioned in the two preceding subsections of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the (c) Mortgagee to the following items in the order set forth:

premium charges under the contract of insurance with the Federal' Housing Com-(1) missioner:

(II) ground rents, if any, taxes, assessments, fire and other hazard insurance premiums; (III) interest on the note secured hereby ; and (IV) amortization of the principal of said note

Any deficiency in the amount of such aggregate monthly payment shall, unless made good by Any neutrency in the annount of such aggregate nonliny payment shart, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents. (24) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover-the extra expense involved in handling delinquent payments.

3. That if the total of the payments made by the Mortgagor under (b) of paragraph 1 preceding shall exceed the amount of payments actually made by the Mortgages for ground rents, taxes and assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments of the same nature to be made by the Mortgagor. If, however, the monthly payments made by the Mortgagor under (b) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes and assessments or insurance premium, as the case may be when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in under the amount of such indebtedness, credit to the account of the Morigagor all payments made under the provisions of (a) of paragraph 2 hereof, which the Morigagee has not become obligated to pay to the Federal Housing Commissioner, and any balance remaining in the funds accumulated under the provisions of (b) of paragraph 2 hereof. If there shall be a default under any of the provisions of

, the Register Fonter and authorizes hereby cancely and releases said mortgage citos record. Dated and signed at Milwanker Wisconsing, this seventante Lay of April. Re Mostherester maturel Life Onour ance Con Finne Parl Main, W. Manager & Richny Kinder Cour Seal

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