this mortgage resulting in a public sale of the premises covered hereby or if the Mortgagee acquires the property otherwise after default, the Mortgagee 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 the time the second secon ing unpaid under said note and shall properly adjust any payments which shall have been made under (a) of paragraph 2.

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written

Recorded January 27, 1950 at 9:30 A. M.

My Commission expires November 6, 1952 .

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4. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, acs, 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 Mortgage against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as it may require and will pay proppily, when due, any premiums on such insours and to such periods as it may require and been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by it and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgage. In even of loss he will give immediate notice by mail to the Mortgagee who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds 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 hereby, 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 noise secured hereby from the date of such advance, that be payable on demand and shall be pacured hereby.

8. That if there shall be a default in any of the terms, conditions or covenants of this mortgage, or of

9. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligi-5. And more agor in the agrees that more and this more agor and the more acceleration in the date hereof (written ble for insurance under the National Housing Act within 8 morths from the date hereof (written statement of any officer of the Federal Housing Administration or authorized agent of the Federal Housing statement of any oncer of the recent noising dimension of the form the date of this mortgage, declining Commissioner dated subsequent to the 8 months time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgage or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

Notice of the exercise of any option granted herein to the Mortgagee is not required to be given. The rouce on the exercise of any option granical nervin to the storing set is not required to be given. The covenants herein contained shall bind, and the benefits and advantages shall nure 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) have hereunto set their hand (s) and seal (s) the day and year first above written.

SI G. CALL	Do	Stincon lore V. dr	[SEAL]
5 01 KR 1 4 + + 00 0 4 8 PUBL 4		•	[SEAL]
STATE OF KANSAS,	ss:	•	
COUNTY OFDouglas BE IT REMEMBERED, that on this before me, the undersigned, a Notary Pul		of January inty and State aforesaid	, 19 <i>50</i> ', I, personally appeared
before me, the undersigned, a wotary Fu Ole F. Stinson and Dolores V. Stin executed the above and foregoing instru IN WITNESS WHEREOF, I have hereu	ison, , to me personance , to me	d duly acknowledged t	the execution of same.

Hared a Beck

Shanner and Shanner

all states

A SUCCESSION OF

The Hard Starter

Town Hard Street

12.25 1. 3. 4. A. 1924 Truesday of

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