

Fifth: If, as aforesaid, default shall be made in the payment of any note or interest at maturity, or any interest thereon when due, or the taxes or assessments, or any part of either, or if waste be committed on or improvements be removed from said real estate without written consent of the mortgagee, or if by reason of operation under any oil, gas, mineral or other lease, the premises are rendered unfit for agricultural purposes in whole or in part, or the security impaired, or if any of the terms of this contract are violated, then in any of either of said events, the whole of the sums hereby secured shall at the option of said mortgagee become immediately due and payable without notice to any party, and no failure of said mortgagee to exercise any option to declare the maturity of the debt hereby secured shall be deemed a waiver of the right to exercise any option at any other time, as to any past, present or future default hereunder, but said mortgagee may, without notice, at any time after a default as aforesaid, or a breach or violation of any of the covenants or agreements herein, immediately cause the mortgage to be foreclosed in the manner prescribed by law, and shall be entitled to have a Receiver appointed to take charge of the premises, to rent the same, to receive and collect the profits, rents, issues and royalties thereof, under the direction of the Court, and any amount so collected by said Receiver shall be applied under the direction of the Court to the payment of any judgment rendered, or amount found due upon foreclosure of this mortgage. In case of foreclosure, the judgment rendered shall provide that all of said real estate shall be sold together and not in parcels. Appraisal waived.

In Witness Whereof, the said parties of the first part hereunto set their hands, the day and year first above written.

Frank R. Cunningham
Estelle P. Cunningham

STATE OF Missouri

County of Jackson

On this 11 day of August A. D. 19 50, before me, a Notary

Public, in and for said County, personally appeared Frank R. Cunningham and Estelle

Cunningham, his wife,

to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official seal, the day and year last above written.

(My commission expires May 10 1954)

W. E. Libracho

Notary Public.

Recorded November 4, 1950 at 9:00 A. M.

David A. Beck Register of Deeds

The MUTUAL LIFE INSURANCE COMPANY OF NEW YORK does hereby acknowledge full payment of the debt secured by the foregoing Mortgage, and authorizes the Register of Deeds of Douglas County, Kansas to discharge same of record.

IN WITNESS WHEREOF, the said Company has caused these presents to be signed by its Second Vice President and its common seal to be affixed this 30th day of July, 1964.

(Corp. Seal)

THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK
 By: H. W. ANWAY, Second Vice President

This release
 was written
 on the original
 mortgage dated
 May 19, 1950
 at Jackson, Mo.

David A. Beck
 Reg. of Deeds