

As additional and collateral security for the payment of said note, the mortgagor hereby assigns to said mortgagee, its successors or assigns, all the rights and benefits accruing to the mortgagor under all oil, gas or mineral leases on said premises, this assignment too terminate and become void upon release of this mortgage; provided, however, that said mortgagee, its successors or assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefor, except as to sums actually collected by it or them, and that the lessees in any such leases, shall account for such rights or benefits to the mortgagor or his assigns until notified by legal holder thereof to account for and to pay over the same to such legal holder. Should operation under any oil, gas or mineral lease seriously depreciate the value of said land for general farming purposes, the note secured by this mortgage shall immediately become due and collectible, at the option of the mortgagee, its successors or assigns.

In case of the renewal or extension of the indebtedness hereby secured, or any part thereof, all the provisions of this mortgage and the lien thereof, from its date, shall remain in force as fully and with the same effect as if it were made originally to mature at such extended time. The mortgagor further agrees not to create any lien on the said premises junior hereto unless the person or persons entitled to the benefits thereof shall have agreed that the time for the payment of the indebtedness hereby secured and the manner and amount of payment thereof and the benefits of the security afforded hereby may, without the consent of such person or persons and without any obligation to give notice of any kind thereto, be extended, reextended, accelerated, suspended and refunded on any terms whatsoever without in any manner affecting the priority of the lien hereby created as security for the payment of the indebtedness evidenced by said note or any obligation substituted therefor or issued to refund same.

It is further agreed, that all the covenants and agreements of the mortgagor herein contained shall extend to and bind all executors, administrators, heirs and assigns, and shall inure to the benefit of the mortgagee, its successors and assigns. Wherever herein the masculine gender is used it shall be deemed to include either the masculine or feminine or both as the case may be.

IN WITNESS WHEREOF, the said mortgagor hereunto set their hands and seal the day and year first above written.

In the presence of _____

STATE OF KANSAS }
COUNTY OF Johnson } ss.

BE IT REMEMBERED, That on this 11 day of January, A. D. 1951, before me, the undersigned, a Notary Public, in and for said county and state, came _____

Elton E. Caster and Beulah E. Caster, his wife;
who are personally known to me to be the same persons _____ who executed the foregoing mortgage deed and duly acknowledged the execution of the same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix my official seal on the day and year last above written. _____
My commission expires _____ Notary Public



January 25, 1951 at 1:00 P.M. Harold A. Beck Register of Deeds.

KNOW ALL MEN BY THESE PRESENTS, that the Equitable Life Assurance Society of The United States does hereby certify that the within mortgage is full paid, satisfied and discharged, and authorizes the Register of Deeds of Douglas County, Kansas, to discharge the same of record.

IN WITNESS WHEREOF, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES has caused these presents to be signed by its Second Vice President and attested by its Assistant Secretary and the corporate seal of said corporation to be hereunto affixed this 21st day of August, 1957.

THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
By Eli Ferguson, 2nd Vice President
By Margaret D. Eggleston, Asst. Secretary
WITNESS: Roberta Haggarty
(Corp Seal)

This mortgage was recorded on the original mortgage
16th day of September 1957
Harold A. Beck
Register of Deeds