this mortgage resulting in a public sale of the premises covered hereby or if the Mortgages acquires the property otherwise after default, the Mortgagee shall apply; at the time of the converged acquires the proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funda accumulated under (b) of paragraph 2 proceeding, as a credit against the amount of principal then remain-ing upnoid under solutions. ing 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 municipal charges, fines, 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 will pay promptly, when due, any premiums on such insurance provision for payment of which has not 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 Mortgagee. In event of loss he will give immediate notice by mail to the Morfgagee who may make proof of loss if not made promptly by the Morfgager, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the company concerned is hereby authorized and currected to make payment for such loss directly to the Mortgarge instead of to the Mortgarge and the Mortgarges jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgarges 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 mortgarge or other transfer of tills to the mortgarged property in extinguishment of the debt secured hereby, all right, tills and interest of the Mortgargor 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 Mortgagor 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 foreclosed. Appraisement is hereby waived.

9. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within four months from the date hereof (written statement of any officer of the Federal Housing Administration or authorized agent of the Federal Housing Commissioner dated subsequent to the four months time from the date of this mortgage, declining. to insure said note and this mortgage, being deemed conclusive proof of such ineligibility), the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

10. The Mortgagor covenants and agrees that so long as this mortgage and the said note secured hereby are insured under the provisions of the National Housing Act, he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color, or creed. Upon any violation of this undertaking, the Mortgagee may, at its option, declare the unpaid balance of the debt 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 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) have hereunto set their hand (s) and seal (s) the day and year first above written.

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He'le le internatione, that on this 22nd day of June 1951, Corrente file undersigned, a Notary Public in and for the County and State aforesaid, personally appeared apprent States and Jeanne A. Stamp, hile , to me personally known to be the same person (s) who preclude the move and foregoing instrument of writing, and duly acknowledged the execution of same. The Markets Winszoz, I have hereunto set my hand and Notarial Seal on the day and year last above

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STATE OF KANSAS,

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Recorded June 23, 1951 at 8:35 A. M.

COUNTY OF Douglas

COUN My Commission expires March 18, 1954

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Real Parts