

And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said part 100 of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee in the sum of Sixteen Hundred \$ 1600.00 DOLLARS, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the part of the first part; and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above-described premises, and shall bear interest at the rate of ten per cent per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part of the second part, and all sums paid by the part of the second part for insurance shall be due and payable, or not, at the option of the part of the second part; and it shall be lawful for the part of the second part, its successors, executors and administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner provided by law, appraisement hereby waived or not, at the option of the part of the second part, its executors, administrators, or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part of the second part, on demand, to the said first party heirs or assigns.

And as additional and collateral security for the payment of this mortgage, the interest thereon and the taxes on said land, the undersigned hereby transfers, sets over and conveys to the mortgagee, all rents, royalties, bonuses, delay moneys or other income that may from time to time become due and payable under any oil, gas, mineral or other lease of any kind now existing or that may hereafter be executed or come into existence, covering the land described herein, or any portion thereof, with authority to collect the same, and the undersigned hereby agrees to execute, acknowledge and deliver to the mortgagee, its successors or assigns, such deeds or other instruments as the mortgagee may now or hereafter require in order to facilitate the payment to it of said rents, royalties, bonuses, delay rentals or other income, which rights are to be exercised by said mortgagee only in the event of delinquency or default in compliance with the terms of this mortgage and the notes thereby secured; this assignment to terminate and become void upon the payment and release of this said mortgage. Should operation under any oil, gas, mineral or other lease seriously depreciate the value of said land for general farming purposes, all notes secured by this mortgage shall thereupon become due and payable.

IN TESTIMONY WHEREOF, The said part 100 of the first part have hereunto set their hand and seal, the day and year first above written.

Signed and delivered in the presence of

Edward K. Patterson (Seal.)
Margaret E. Patterson (Seal.)
(Seal.)
(Seal.)

FORM 234 4-46

STATE OF KANSAS Shawnee COUNTY, ss.
BE IT REMEMBERED, That on this 11th day of March 1952, A. D. 19, before me, the undersigned, a notary public in and for the County and State aforesaid, came Edward K. Patterson and Margaret E. Patterson, to me personally known to be the same person as who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

[Signature]
Notary Public
(My commission expires March 20 1954)

Recorded March 12, 1952 at 11:35 A. M.

SATISFACTION

Oct 24 1953

RECEIVED OF Edward K. Patterson the within-named mortgage, the sum of Sixteen hundred Dollars, in full satisfaction of the within Mortgage.

(Corp. Seal)

PEOPLES STATE BANK
Rossville, Kansas
C. E. Grosser Pres

This release was written on the original mortgage entered this 11th day of Oct 19 53

[Signature]
Notary Public