

thereon hereby secured is fully paid, and to keep such policies constantly assigned and pledged to the said mortgagee its successors or assigns, and delivered to said mortgagee, at its office in Wichita, Kansas, and to deliver renewals thereof to said mortgagee, not less than five days in advance of the expiration of any of such policies, and to pay the premium thereon.

DEFAULT; It is expressly understood and agreed between the parties hereto; as follows:

First: Should the said mortgagor, his heirs, legal representatives or assigns, fail to pay any part of the principal or interest aforesaid when due, or fail to perform all and singular the covenants and agreements herein contained, the entire debt remaining secured by this mortgage shall at once become due and payable at the option of the holder,

FOR NONPAYMENT OF TAXES. Second: Should the said mortgagor, his heirs, legal representatives or assigns fail to make payment of any taxes, charges or assessments levied against said property or any part thereof, before the same become delinquent, the said mortgagee, its successors or assigns, may, at its or their option, pay the amount of such tax, charge or assessments and any amount so paid shall be repaid on demand with interest thereon at the rate of ten per cent<sup>um</sup> per annum and shall become a part of the debt secured by this mortgage, and the whole amount hereby secured if not then due, shall at the option of the then holder of this mortgage, become due and payable forthwith, without notice.

FOR FAILURE TO INSURE: Third; Should the said mortgagor, his heirs or legal representatives or assigns fail to keep said premises so insured herein or fail to deliver the policies of insurance or the renewals thereof, as herein provided, or fail to pay the premiums thereon, the said mortgagee, its successors or assigns, at its option may have such insurance written or renewed thereon, and any premium so paid shall be secured by this mortgage and repaid by the mortgagor, his heirs or assigns within ten days after such payment, with interest thereon at the rate of ten per centum per annum from date of such payment. In default thereof at the option of said mortgagee, its successors and assigns, the whole of said principal sum and all of the sums heretofore paid, by said mortgagee, its successors or assigns, shall become due and payable at once without notice, anything herein to the contrary notwithstanding.

DISTRIBUTION OF INSURANCE: Fourth: Should said mortgagee its successors or assigns, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money, for any damage by fire or tornado to said building or buildings, such amount may be retained and applied toward the payment of the debt hereby secured, or the same may be paid over, either wholly or in part to the said mortgagor, his heirs, executors administrators or assigns to enable him to repair such buildings or erect new buildings in their place, or for any other purpose or object satisfactory to said mortgagee, its successors or assigns, without affecting the lien of this mortgage for the full amount secured hereby before such damage by fire or tornado, or such payment over, took place.

ASSIGNMENTS OF RENTS: Fifth: That as additional and collateral security for the payment of the debt hereinbefore described, said mortgagors hereby assigns to said mortgagee its successors and assigns, all right, title and interest in and to all rentals accruing to said mortgagor under and all leases of said real state and directs any lessee on demand to pay said mortgagee, its successors and assigns, all rentals that may be properly due said mortgagor, heirs and assigns, under the terms of any such lease, provided; that