

the extent of their respective interests. And in the event that said parties of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the parties of the second part or either of them may pay said taxes and insurance, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of ten per cent (10%) from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Fifty Thousand Dollars (\$25,000.00 of which is owed to The First National Bank of Lawrence, Lawrence, Kansas, and \$25,000.00 of which is owed to City National Bank and Trust Company, Kansas City, Missouri), according to the terms of two certain written obligations for the payment of said sums of money, each executed on the 18th day of August, 1953, and by their terms made payable to the parties of the second part, as stated, with all interest accruing thereon according to the terms of each of said obligations and also to secure any sum or sums of money advanced by the said parties of the second part or either of them to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said parties of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof, or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same become due and payable; or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in such written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder