

WR-226
680

51852 BOOK 106

THIS MORTGAGE IS BY FEDERAL FINANCE
EXEMPT FROM TAXATION, INCLUDING ANY
MORTGAGE REGISTRATION TAXREAL ESTATE AND CHATTEL MORTGAGE
(With Future Advance Clause)

THIS MORTGAGE made this 1st day of March, 1954, between
The Cooperative Farm Chemicals Association
a cooperative corporation organized and existing under the laws of the State of Kansas, having its principal office in the
Lawrence County of Douglas, State of Kansas, as Mortgagor, and
the WICHITA BANK FOR COOPERATIVES, a corporation organized and existing under the Farm Credit Act of 1933, as amended, having its
principal office in Wichita, Kansas, as Mortgagee,

WITNESSETH:

WHEREAS, the Mortgagor has applied for and the Mortgagee has approved loans to the Mortgagor in the total principal sum of
Five Million Dollars,
(\$ 5,000,000.00), and the consolidation thereof with present loan indebtedness of the Mortgagor to the Mortgagee in the total principal
sum of _____ Dollars (\$ _____); the total principal
sum of which consolidated indebtedness is _____ Dollars (\$ _____),
evidenced by its promissory note of even date herewith for the principal sum of \$ 4,052,700.00, payable on demand

together with interest thereon at the rate of 4 1/2 per cent per annum, payable quarterly on the last day of March, June, September,
and December of each year until paid, and by its further promissory note for \$ 947,300.00, payable on demand,
dated March 1, 1954,

together with interest thereon at the rate of 3 1/2 per cent (3 1/2 %) per annum, payable quarterly on the last day of March, June,
September, and December of each year until paid; provided, that the maker hereof shall have the right to prepay any part of said principal sum
or sums, with interest, at any time.

NOW, THEREFORE, THIS INDENTURE WITNESSETH:

That, in order to secure the payment of said notes and interest thereon and the indebtedness evidenced thereby and all ADDITIONAL
sums, not exceeding Five Million Dollars
(\$ 5,000,000.00) ADDITIONAL outstanding at any one time, as may, at the sole option and discretion of the Mortgagee, hereafter

be advanced by the Mortgagee to the Mortgagor prior to _____, and evidenced by notes, drafts, book accounts,
or otherwise, which advances shall bear interest from the date of advance thereof until repaid, at such rate or rates, payable at such time or times,
as may be fixed at the time of each such advance, and the last installment or portion of which additional sums advanced hereunder shall become

due and payable on _____ (provided that such advances may be made and repaid and again made, and the amount

hereinbefore stated shall be considered only as the total amount of such advances as may be outstanding and unpaid from time to time), and to
secure the performance and observance of all of the covenants and conditions thereof or contained herein and the payment of all renewals and
extensions of said indebtedness and any part thereof, and for and in consideration of the premises and of the sum of \$ 5,000,000.00
cash in hand paid, receipt of which is hereby acknowledged, the Mortgagor has executed and delivered this mortgage, and has granted, bargained,
sold, aliened, remised, released, conveyed, confirmed, assigned, transferred, and set over, and by these presents doth grant, bargain, sell, alien,
remit, release, convey, confirm, assign, transfer, and set over, unto the said Mortgagee the following described real estate and premises, together
with all improvements, rights, privileges, appurtenances, and easements thereunto belonging, located in the County of Douglas
State of Kansas, to-wit:

The West 1/2 of fractional Sec. 4 - Twp. 13 South - Range 20 East of the 6th P. M., less
the East 1/4 of the Southeast 1/4 of the Southwest 1/4 of fractional Sec. 4 - Twp. 13
South - Range 20 East; - less right-of-way to State Highway Department of State of Kansas
on South side of Southwest 1/4 of fractional Sec. 4 - Twp. 13 South - Range 20 East; and
less right-of-way to Atchison Topeka & Santa Fe R.R. in Northwest 1/4 of fractional Sec. 4 -
Twp. 13 South - Range 20 East; also all that part of the Northeast 1/4 of fractional Sec. 4 -
Twp. 13 South - Range 20 East lying South of the right-of-way of the Atchison Topeka & Santa
Fe R.R.; also beginning at the 1/4 corner of the North line (Northwest corner of Northeast
1/4) of fractional Sec. 4 - Twp. 13 South - Range 20 East, thence East on Section line 722
feet; thence South parallel with East line of fractional Sec. 4 - Twp. 13 South - Range 20
East to the North right-of-way of the Atchison Topeka & Santa Fe R.R., thence in a North-
westerly direction along North right-of-way of Atchison Topeka & Santa Fe R.R. to the West
line of the Northeast 1/4 of fractional Sec. 4 - Twp. 13 South - Range 20 East; thence
North on 1/4 Section line to point of beginning, containing 372.71 acres, more or less,

Together with all structures and improvements thereon and all additions thereto, including
without limitation one complete Nitrogen Fertilizer Plant, consisting of one Anhydrous
Ammonia Section; one Nitric Acid Section; one Ammonium Nitrate Section; and all auxiliary
facilities for the production, handling, storage and transportation of Nitrogen Fertilizers
and Solutions.

See Return - See Book 119 - Page 151