

WBC 226
6-10

51919 BOOK 106

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

THIS MORTGAGE made this 2nd day of April, 1954, between
The Farmers Cooperative 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
Twenty-six Thousand Four Hundred - - - - - Dollars,
(\$26,400.00), 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 \$ 15,800.00, 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 \$10,600.00, payable on demand,
dated April 2, 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 Fifty Thousand - - - - - Dollars
(\$50,000.00) 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 \$ 26,400.00
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,
remise, release, convey, confirm, assign, transfer, and set over, unto 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:

A tract of land situated in the South Half of the Southwest Quarter of Section 5, Town-
ship 13 South, Range 20 East of the 6th Principal Meridian, described as follows:

Beginning at a point 73.8 feet North of the Southwest corner of said
Section 5; thence North on West line of Section Five, 445.2 feet; thence
South 89 degrees East 474 feet; thence South parallel with West line of
Section Five 441.85 feet, more or less, to the North right of way line
of Kansas Highway No. 10; thence West along North right of way line of
Kansas Highway No. 10 474 feet, more or less, to the point of beginning,
containing 4.826 acres, more or less;

Together with all structures and improvements thereon and all additions thereto and all
machinery, equipment, furniture and fixtures therein, including (without limiting the
foregoing general description):

Three electric meter computing gasoline pumps; one 1 1/2-H.P. air compressor unit;
one 12,000-gallon horizontal steel bulk oil tank; three 6,000-gallon horizontal
steel bulk oil tanks; one 3,000-gallon horizontal steel bulk oil tank; one set
accessories for bulk tanks above, including vacuum units, frost proof drain
valves storage tank connections with 2" lock type gate valves; one set accessories
for loading delivery trucks and unloading transport trucks, including truck tank
loader arms, strainer, fittings and pipe for entire plant; two 2" lock type gate
valves for lines to station pump; four joints 2" standard black pipe visible tank
gauges; and one lot of concrete and cement block support piers for above storage
tanks.