

together with the tenements, hereditaments and appurtenances and profits thereof (provided, however, that the Mortgagee shall retain the rents, issues, and profits until default hereunder) and in connection with the premises herein described and inances, which are, and shall be deemed to be, fixtures and security of the indebtedness herein mentioned:

TO HAVE AND TO HOLD the above described property

Mortgagor covenants with the Mortgagee that he is conveyed (or has such other estate as is stated hereinbefore) the same, as aforesaid, and that he will warrant and defend the same against the demands of all persons whomsoever.

This mortgage is given to secure the payment of the certain promissory note of even date herewith, the terms of which are as follows: payable with interest at the rate of five & one-fourth per cent per annum on the balance until paid, principal and interest to be paid at the City-Wide Mortgage Company in Kansas City, Missouri, or at such other place as the holder of the note may designate, by the Mortgagor, in monthly installments of Seventy-Seven and one-half cents commencing on the first day of July, 1961, and thereafter, until said note is fully paid, except that, if not fully paid by the first day of July, 1962, interest shall be due and payable on the first day of

The Mortgagor covenants as follows:

1. He will promptly pay the principal of and interest on the note secured hereby at the times and in the manner therein provided. Privileged premium or fee, the entire indebtedness or any part thereof shall be paid in one hundred dollars (\$100.00), whichever is less.

2. Together with, and in addition to, the monthly payments on the note secured hereby, the Mortgagor will pay:

(a) A sum equal to the ground rents if any and the premiums on policies of fire and other hazard insurance covering the premises covered by this mortgage, plus the cost of taxes and assessments levied by the Mortgagee, and of which the Mortgagor shall be the owner, divided by the number of months to elapse before the same become delinquent.

(b) The aggregate of the amounts payable pursuant to the note secured hereby, shall be paid in a single payment at the time of the next scheduled payment of the note secured hereby, in the order stated:

- (i) ground rents, if any, taxes, assessments and levies;
- (ii) interest on the note secured hereby; and
- (iii) amortization of the principal of said note.

Any deficiency in the amount of such aggregate payments shall be paid by the Mortgagor prior to the due date of the next scheduled payment of the note secured hereby under this mortgage. At Mortgagee's option, the