

and to all strips and gores of land adjacent to said premises; and also all engines and machinery, heating, lighting, ventilating, cooling, refrigerating, plumbing and water supply apparatus, ranges, ovens, bath tubs, sinks, water closets, basins, pipes, faucets, refrigerators (mechanical or otherwise), awnings, blinds, and all other apparatus and equipment now or hereafter located upon and used in connection with the operation of said premises.

TO HAVE AND TO HOLD THE SAME, with all the easements, rights, privileges and appurtenances aforesaid thereunto belonging unto the Mortgagee and to his successors and assigns forever.

WHEREAS, Mortgagor covenants and agrees that at the delivery hereof it is the lawful owner of the premises hereinabove granted and is seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrance, and that it will warrant and defend the title thereto forever against the claims and demands of all persons whomsoever.

WHEREAS, Mortgagor, being justly indebted to Mortgagee, has concurrently herewith executed and delivered to Mortgagee its certain negotiable promissory Note for value received, payable to Mortgagee at the office of Herbert V. Jones & Company, 300 Bryant Building, Kansas City, Missouri, or at such other place or places as may hereafter be designated in writing from time to time by the holder thereof, as follows, to-wit:

ONE NOTE in the principal sum of NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00), with interest from December 14, 1961, on unpaid principal at the rate of six and one-fourth per centum (6-1/4%) per annum, interest only to be paid on January 1, 1962, and thereafter said principal sum and interest to be paid in installments as follows:

SEVEN HUNDRED FIFTY-FIVE AND 15/100 DOLLARS (\$755.15) on the first day of February, 1962, and SEVEN HUNDRED FIFTY-FIVE AND 15/100 DOLLARS (\$755.15) on the first day of each succeeding month thereafter, to and including January 1, 1967, such payments to be applied first in payment of interest due on the unpaid principal, and the balance to be applied in reduction of the principal; then SIX HUNDRED FIFTY-SEVEN AND 90/100 DOLLARS (\$657.90) on the first day of February, 1967, and SIX HUNDRED FIFTY SEVEN AND 90/100 DOLLARS (\$657.90) on the first day of each succeeding month thereafter, to and including December 1, 1981, such payments to be applied first in payment of interest due on the unpaid principal, and the balance to be applied in reduction of the principal, and the remaining balance of principal, if any, together with interest thereon, shall be due and payable on January 1, 1982.