

for the sum of \$ \_\_\_\_\_ each, falling due on the \_\_\_\_\_ days of \_\_\_\_\_ and \_\_\_\_\_ in each year, both principal and interest notes are payable at \_\_\_\_\_ and bear interest from maturity until paid at the rate of \_\_\_\_\_ per cent per annum, payable semi-annually.

NOW, if the said SOUTH RIDGE PLAZA DEVELOPMENT CORPORATION, INC. shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money or either of them, or any part thereof, or any interest thereon, be not paid when the same become due; then, and in that case, the whole of said sum and interest shall, at the option of said part y of the second part or assigns, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum shall immediately become due and payable; and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the part y of the second part, its heirs, executors, administrators and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mortgage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said part y of the first part, its heirs and assigns, and all persons claiming under it, at which sale, appraisal of said property is hereby waived by said part y of the first part, and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by said part y of the first part. And the said part y of the first part shall and will at its own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof, are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of Twenty Five Thousand and no/100 Dollars, for the benefit of the said part y of the second part or his assigns; and in default thereof said part y of the second part may at his option effect such insurance in its own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may at his option pay any taxes or statutory liens against said property, all of which sums with 8 per cent interest may be enforced and collected in the same manner as the principal debt hereby secured. AND the said part y of the first part does hereby covenant and agree that at the delivery hereof said party of the first part the lawful owner of the premises above granted and waived of a good and indefeasible estate of inheritance therein, free and clear of all incumbrance and that it will Warrant and Defend the same in the quiet and peaceable possession of said part y of the second part its heirs and assigns forever; against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set its hand and seal the day and year first above written.

Attest Executed and delivered in presence of  
Howard B. Conkey Jr. Secretary  
 H. Howard B. Conkey Jr.

SOUTH RIDGE PLAZA DEVELOPMENT CORPORATION, INC.  
 By Mark Q. Moore President  
 Mark Q. Moore

STATE OF KANSAS  
 County of Douglas  
 BE IT REMEMBERED, That on this 19th day of January, 1962, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark Q. Moore, President of Southridge Plaza Development Company, Inc., a corporation duly organized and existing under and by virtue of the laws of Kansas, who is personally known to me to be such officer and who is personally known to me to be the same person who executed as such officer the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial seal the day and year last above written.

Sharon M. Ball Notary Public  
 Sharon M. Ball

Term expires October 17, 1964

Recorded January 20, 1962 at 10:35 A.M.

Harold A. Beck Register of Deeds