

warrant and defend the title thereto forever against the claims and demands of all persons whomsoever. This mortgage is given to secure the payment of the principal sum of Six Thousand and NO/100

----- Dollars (\$ 6,000.00) as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, payable with interest at the rate of ----- six ----- per centum (6 %) per annum on the unpaid balance until paid, principal and interest to be paid at the office of The Commercial National Bank of Kansas City, in Kansas City, Wyandotte County, Kansas, or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Sixteen and NO/100 ----- Dollars (\$ 116.00) commencing on the 10th day of June, 19 63, and on the 10th day of each month thereafter, until the principal and interest are fully paid, except that all of the principal and interest, if not sooner paid shall be due and payable on the 10th day of May 19 68. If default is made in the payment of any installment when due, then all the remaining installments shall at the option of the holder and without demand or notice become due and payable at once, and bear interest at the rate of ----- ten ----- per centum (10%) per annum.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.

2. That, together with, and in addition to, the monthly payments of principal, and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee until the said note is fully paid, the following sums:

(a) A sum equal to the ground rents if any and the taxes and special assessments hereafter becoming due on the premises covered by this mortgage, plus the premiums that will hereafter become due and payable on policies of fire and other hazard insurance on the premises covered hereby (all as estimated by the Mortgagee) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and special assessments, before the same become delinquent.

(b) All payments mentioned in the preceding sub-section of this paragraph and all payments to be made under the note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following items in the order set forth.

I ground rents, if any, taxes, assessments, fire and other hazard insurance premiums;

II interest on the note secured hereby; and

III amortization of the principal of said note.

The party of the second part may collect a "Late Charge" not in excess of an amount equal to four per cent of any installment paid more than fifteen days after due date.

3. That if the total of the payments made by the Mortgagor under (a) of paragraph 1 preceding shall exceed the amount of payments actually made by the Mortgagee for ground rents, taxes and assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments of the same nature to be made by the Mortgagor. If, however, the monthly payments made by the Mortgagor under (a) of paragraph 2 preceding shall not be sufficient to pay ground rents, taxes, assessments and insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such ground rents, taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor all payments made under the provisions of (a) of paragraph 2 hereof, and any balance remaining in the funds accumulated under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note.

4. That he will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgagee may pay the same.

5. That he will keep the premises above conveyed in as good order and condition as they are now and will not commit or permit any waste thereof, reasonable wear and tear excepted. It is agreed between the parties hereto that if party of the first part does not maintain the premises in reasonable repair the party of the second part or assigns may do so and may add to the indebtedness any reasonable expense necessary and proper for the maintenance or repair of the security.