

It is further provided that said party of the second part or assigns may at its or their option pay said taxes, assessments and insurance premiums on the failure of the part I E S of the first part to pay the same as above mentioned, and the money so paid, with interest thereon at the rate of ten per cent. per annum from date of payment, shall be a part of the debt secured and collectible under this mortgage; and the said party of the second part or assigns shall, at its or their option, be entitled to be subrogated to any lien, claim or demand paid or discharged with the money loaned and advanced by the party of the second part and secured by this mortgage. And the party of the second part, or assigns, may pay and discharge any liens that may exist against above described real estate that may be prior and senior to the lien of this mortgage; and the money so paid shall become a part of the lien of this mortgage and bear interest at the rate of ten per cent. per annum.

As additional and collateral security for the payment of said note the part of the first part hereby assign to said party of the second part, or assigns, all the rights and benefits accruing to the part I E S of the first part under all oil, gas or mineral leases on said premises, this assignment to terminate and become void upon release of this mortgage. Provided, however, that the said party of the second part, or assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefor except as to sums actually collected by it or them, and that the lessees in any such leases shall account for such rights or benefits to the part I E S of the first part, or assigns, until notified by legal holder hereof to account for and to pay over the same to such legal holder.

In case of foreclosure, said party of the second part, or assigns, shall be entitled to have a receiver appointed by the Court, who shall enter and take possession of the premises, collect the rents and profits thereon and apply the same as the Court may direct, and any judgment for the foreclosure of this mortgage shall provide that all the land herein described shall be sold together and not in separate parcels.

The foregoing conditions, covenants and agreements being performed, this mortgage shall be void and shall be released at the costs and expense of the part I E S of the first part; otherwise to remain in full force and virtue.

In Witness Whereof, the said part I E S of the first part have hereunto set THEIR hands and seals on the day and year first above written.

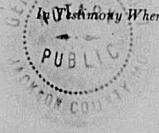
Thomas A. Buchanan (SEAL)
 THOMAS A. BUCHANAN
 _____ (SEAL)
Ella Mae Buchanan (SEAL)
 ELLA MAE BUCHANAN
 _____ (SEAL)

State of MISSOURI }
 County of JACKSON } ss.:

Be it remembered, that on this 10th day of MARCH

A. D. 19 64 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came THOMAS A. BUCHANAN AND ELLA MAE BUCHANAN, HUSBAND AND WIFE who ARE personally known to me to be the same person who executed the foregoing mortgage, and such person duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



Gerald L. Dick
 GERALD L. DICK - IN AND
 FOR SAID COUNTY AND STATE
 Term expires APRIL 29TH 19 67

Recorded March 26, 1964 at 8:15 A.M.

Gerald L. Dick Register of Deeds

THE KANSAS CITY MORTGAGE COMPANY in the City of Kansas City, Missouri, KNOW ALL MEN BY THESE PRESENTS, That The Kansas City Mortgage Company, the Mortgagee within named, does hereby certify that the within mortgage is fully paid, satisfied and discharged, and authorizes the Register of Deeds of Jackson County, Kansas, to discharge the same of record.

IN WITNESS WHEREOF, The Kansas City Mortgage Company has caused these presents to be signed by its Vice President, and attested by its Secretary, and the corporate seal to be hereto affixed this 11th day of September, 1964.

Attest: Larry Lee Morrow, Assistant Secretary

THE KANSAS CITY MORTGAGE COMPANY
 by Laura Carter, Vice President

(Original)

THIS COPIED INSTRUMENT was filed for recording on the 16th day of September 1964 by *Larry Lee Morrow* Register of Deeds
Laura Carter Secretary