

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 ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00) with interest from April , 1964, on unpaid principal at the rate of six and one-fourth per centum (6-1/4%) per annum, payable on the first day of each succeeding month thereafter beginning May 1, 1964, interest only to be paid to February 1, 1965, upon all principal remaining from time to time unpaid, and thereafter principal and interest to be paid in installments as follows:

ONE THOUSAND TWO HUNDRED FORTY-TWO AND 70/100 DOLLARS (\$1,242.70) on the first day of March, 1965, and ONE THOUSAND TWO HUNDRED FORTY-TWO AND 70/100 DOLLARS (\$1,242.70) on the first day of each succeeding month thereafter, to and including January 1, 1985, 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 February 1, 1985.

MORTGAGOR HEREBY COVENANTS AND AGREES AS FOLLOWS, to wit:

1. That it will pay said Note as herein and in said Note provided.
2. That the lien created by this Mortgage is a first and prior lien on the above described premises and that it will keep said premises and the rights, privileges and appurtenances thereto free from all lien claims of every kind and will protect and defend the title and possession of said premises so that this Mortgage shall be and remain a first lien thereon until said debt be fully paid, or if foreclosure sale be had hereunder so that the purchaser at said sale shall acquire good title in fee simple to said premises free and clear of all liens and encumbrances.
3. That it shall forthwith pay all taxes, assessments and public charges, general and special, now existing against said premises, the improvements thereon and appurtenances thereto, and shall pay, before delinquent, all taxes, assessments and public charges, general and special, hereafter levied or assessed thereon.
4. That it will keep the improvements now or hereafter on said premises and the