

It is intended that this mortgage shall also cover all apparatus, machinery, fixtures, chattels, furnaces, cabinets, sinks, heaters, light fixtures, air conditioning equipment, screens, screen doors, storm windows, storm doors, and all other fixtures of whatever kind and nature which may be placed in or on the building by said parties of the first part, and the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible inheritance therein, free and clear of all encumbrances and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties of the first part shall, at all times during the life of this indenture: pay all taxes and assessments which may be levied or assessed against said real estate when the same become due and payable; and carry hazard insurance and rent insurance, and keep the buildings upon said real estate insured against fire and extended coverage in such sums and by such insurance companies as shall be specified and directed by the party of the second part, the loss, if any, to be made payable to the party of the second part to the extent of its interest. In the event that said parties of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the party of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear interest at the rate of ten per cent (10%) from the date of payment until fully repaid.

THIS GRANT is intended as a purchase money mortgage as defined in Section 60-3466 of the General Statutes of Kansas, 1949, to secure the payment of the sum of Six Hundred Twenty Five Thousand Dollars (\$625,000.00) according to the terms of one certain written