

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 TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00) with interest from date, 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 November 1, 1964, interest only to be paid to February 1, 1965, at the aforesaid rate, upon all principal remaining from time to time unpaid; then with interest from February 1, 1965 on the unpaid principal sum of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00), remaining from time to time unpaid at the rate of six and one-half per centum (6-1/2%) per annum, and with interest from February 1, 1965, on the unpaid principal sum of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00), remaining from time to time unpaid, at the rate of six and one-fourth per centum (6-1/4%) per annum; principal and interest on the unpaid principal sum of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) (amortized on a five year complete amortization plan with monthly installments of \$489.16), and principal and interest on the unpaid principal sum of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00) (amortized on a twenty year complete amortization plan with monthly installments of \$1,754.40) to be paid in combined monthly installments as follows:

TWO THOUSAND TWO HUNDRED FORTY-THREE AND 56/100 DOLLARS (\$2,243.56) on the first day of March, 1965, and TWO THOUSAND TWO HUNDRED FORTY-THREE AND 56/100 DOLLARS (\$2,243.56) on the first day of each succeeding month thereafter, to and including February 1, 1970; such payments to be applied first in payment of interest due on the unpaid principal at the rates aforesaid and the balance to be applied in reduction of the principal in the manner aforesaid; then ONE THOUSAND SEVEN HUNDRED FIFTY-FOUR AND 40/100 DOLLARS (\$1,754.40) on the first day of March, 1970, and ONE THOUSAND SEVEN HUNDRED FIFTY-FOUR AND 40/100 DOLLARS (\$1,754.40) 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 balance at the rate aforesaid 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