

TRANSFER OF TITLE OF THE REAL PROPERTY HEREINABOVE DESCRIBED WITHOUT WRITTEN CONSENT OF THE MORTGAGEE SHALL RENDER THE AMOUNT DUE UNDER THE PROMISSORY NOTE IMMEDIATELY PAYABLE AT THE OPTION OF THE MORTGAGEE.

THIS MORTGAGE AND NOTE SECURED HEREBY ARE GIVEN AS PART PAYMENT OF THE PREMISES HEREIN DESCRIBED.

Form No. 35—Class C

DEMAISE STATIONERY CO., 208 Walnut, Kansas City, Mo.

### Rider to Deed of Trust or Mortgage

First Part I E. Seares, in order to more fully protect the security of this MORTGAGE that T. H. Y. will deposit with the Third Party or assigns, together with and in addition to the monthly payments under the terms of the note secured hereby, on the same date that the monthly payments under said note are due and payable, until all sums secured by this MORTGAGE are fully paid, a sum equal to one-twelfth (1/12) of the known or estimated yearly taxes and assessments levied or to be levied against said property, and also one-twelfth (1/12) of the known or estimated yearly premiums that will become due and payable to maintain the insurance in force on said property. Third Party or assigns shall hold such sums in trust, without obligation to pay interest thereon, to pay such insurance premiums, taxes and assessments when due. If the total of the monthly payments as made under this provision shall exceed the amount necessary to pay such insurance premiums, taxes and assessments, as the case may be, such excess shall be credited on subsequent payments of the same nature; but if said total sums shall be insufficient to pay such insurance premiums, taxes and assessments when due, then said First Part I E. shall pay to Third Party or assigns the amount necessary to make up the deficiency upon demand. If, in accordance with the terms of the note secured hereby, said First Part I E. shall make full payment of said note, Third Party or assigns will refund the balance of funds accumulated under the provisions of this paragraph. To the extent that all the provisions of this paragraph for such payments of insurance premiums, taxes and assessments to Third Party or assigns are complied with, said First Part I E. shall be relieved from compliance with such covenants in this MORTGAGE and/or in the note secured hereby, as provide for the payment of insurance premiums, taxes and assessments by said First Part I E.; but nothing in this paragraph contained shall be construed as in anywise limiting the right of Third Party or assigns, at option, to pay any insurance premiums, taxes and assessments when due. In the event of default in payment of any monthly or other installment of insurance premiums, taxes and assessments, as provided in this paragraph, or in the event of default in making payment of the amount necessary to make up a deficiency in such monthly payments, as hereinbefore provided, Third Party or assigns shall have the same right, at option, to invoke any and all of the rights and remedies provided in this MORTGAGE or in the note secured hereby, as for defaults in the performance of any other terms, conditions, agreements or covenants contained in this MORTGAGE and/or in the note secured hereby.

This rider attached to and forming part of MORTGAGE dated NOVEMBER 26 1965 for \$ 18,750.00 is identified with said MORTGAGE by the following signatures:

WILLIAM E. COLLINS  
HELL G. COLLINS

And the said part I E. S. of the first part expressly agree to pay all instalments of principal and interest of said note promptly as they become due, and to pay all taxes, and assessments of every type or nature against said premises when they become due, or upon the party of the second part's interest therein and agree to pay all taxes which may be assessed upon this mortgage, note or the money secured hereby, without regard to any law heretofore enacted or hereafter to be enacted, imposing payment of the whole or any part thereof upon the party of the second part. Upon violation of this undertaking or the passage by the State of any law imposing payment of the whole or any portion of any of the taxes aforesaid upon the party of the second part, or upon the rendering by any court of last resort of a decision that the undertaking by the part I E. S. of the first part, as herein provided, to pay any tax or taxes, is legally inoperative, then and in any such event the debt hereby secured, without any deduction, shall at the option of the party of the second part, become immediately due and collectible, notwithstanding anything contained in this mortgage or any law heretofore enacted or hereafter to be enacted; and that they will keep the buildings upon the above described real estate insured in such forms of insurance as may be required by the party of the second part, in some solvent incorporated insurance company or companies approved by the said party of the second part for a sum satisfactory to and for the benefit of the party of the second part herein, or assigns, so long as the debt above secured shall remain unpaid, and make the policy or policies of insurance payable to the party of the second part herein or assigns, and deliver the said policy or policies to the party of the second part or assigns, as collateral security for the debt hereby secured.

The said part I E. S. of the first part further agree to keep the buildings and other improvements on the said premises in as good condition and repair as they are at this date, and shall not permit nor suffer any waste in and to the property, or any part thereof, and any violation of this covenant shall, at the option of the party of the second part, render the whole of said principal sum and interest due and payable immediately.