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ject to a mortgage to Business Mens Assurance Company of America, dated March 23, 1966, recorded March 24, 1966, in Book 143 at Page 190, of the records in the office of the Register of Deeds of Douglas County, Kansas, and given to secure payment of the sum of \$180,000.00.

It is agreed between the parties hereto that the party of the first part shall at all times during the life of this indenture pay all the taxes or assessments that may be taxed or levied upon said real estate when the same become due and payable, and that it will keep all buildings on said premises insured against fire and extended coverage in such sum and with such insurance company as may be agreeable to the parties of the second part, the loss, if any, made payable to the second parties according to their respective interests. In the event that the said party 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 parties of the second part, or any of them, 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 from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of Fifty Thousand Dollars (\$50,000.00) according to the terms of seven certain written obligations for the payment of said sum of money, executed under even date, and by their terms made payable to the persons and in the amounts as follows:

A. L. Selig and Gladys L. Selig	\$37,500.00
K. R. Blodgett and Evelyn G. Blodgett	5,000.00
J. D. Loudon and Erma B. Loudon	3,000.00
Hazel V. Jennings and Gwynn Ann Jennings	1,000.00
Delbert A. Eisele and LaVerne I. Eisele	1,000.00
Mary Louise Lawrence	1,500.00
P. P. Reinhardt and Carol Reinhardt	1,000.00

with all interest accruing thereon according to the terms of said obligations, and also to secure any sum or sums of money advanced by the said parties of the second part or any of them to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said party of the first part shall fail to