

or assessed against said real estate when the same become due and payable; 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%) per annum from the date of payment until fully repaid.

THIS GRANT is intended as a purchase money mortgage, as defined in K.S.A. 60-2415, and is given to secure the payment of the sum of One Hundred Thirty Thousand (130,000.00) Dollars according to the terms of one certain written obligation for the payment of said sum of money, executed on the 26<sup>th</sup> day of April, 1967, and by its terms made payable to the party of the second part, with all interest accruing thereon according to the terms of said obligation; and also to secure any sum or sums of money advanced by the said party of the second part to pay for any insurance, or to discharge any taxes and assessments, or to make repairs and improvements to said building, as in its judgment are necessary to adequately protect its interests, with interest thereon as provided in the First Mortgage Note, which this mortgage instrument is given to secure, in the event that said parties of the first part shall fail to pay the same as therein provided.

This conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments, or any part thereof, or any obligation created thereby, or interest thereon, or if the taxes and assessments on said real estate are not paid when the same become due and payable, or if the insurance is not