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and used by Mortgagor in the letting or operation thereof as a furnished apartment building.

TO HAVE AND TO HOLD THE SAME, with all the easements, rights, privileges and appurtenances aforesaid thereunto belonging unto Mortgagee and to its successors and assigns forever.

WHEREAS, Mortgagor covenants and agrees that at the delivery hereof it is the 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 whosoever.

WHEREAS, Mortgagor, being justly indebted to Mortgagee, has concurrently herewith executed and delivered to Mortgagee a certain negotiable note for value received payable to Mortgagee at 4153 Broadway, Kansas City, Missouri, or at such other place or places as may hereafter be designated in writing from time to time by the holder hereof, as follows, to wit:

One Note in the principal sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00) with interest from date on unpaid principal at the rate of seven per centum (7%) per annum, said principal sum and interest to be paid as follows:

Interest only on sums from time to time remaining unpaid shall be due on the first day of May, 1967 and on the first day of each succeeding month thereafter, to and including January 1, 1968, and thereafter said principal sum and interest shall be paid as follows:

ONE THOUSAND THREE HUNDRED EIGHTEEN AND 01/100 DOLLARS (\$1,318.01) on the first day of February, 1968, and ONE THOUSAND THREE HUNDRED EIGHTEEN AND 01/100 DOLLARS (\$1,318.01) on the first day of each succeeding month thereafter, to and including December 1, 1987, such payments to be applied first in payment of interest due on the unpaid principal 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 January 1, 1988.

MORTGAGOR COVENANTS AND AGREES AS FOLLOWS, to wit:

1. That it will pay said Note as herein and in said Note provided.