

THIS INDENTURE, made this 17 day of May, 1968,  
by and between John B. Gage and Marjorie H. Gage, husband and wife

of the County of Jackson, Missouri and State of Kansas, parties of the first part, and the  
METROPOLITAN LIFE INSURANCE COMPANY, a corporation with its principal office at 1 Madison  
Avenue, New York, N. Y., party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of

--Twenty-two Thousand, Five Hundred-- Dollars (\$22,500.00)  
to them in hand paid, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, and  
convey unto the said party of the second part, its successors and assigns, all of the following-described real

estate, situated in the County of Douglas  
and State of Kansas, to wit:

The NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 13; all that part of the N $\frac{1}{2}$  of Section 14 lying South of a  
line described as follows: Beginning at an Iron pin which is the SE corner of Section 11,  
Township 13, Range 20, thence in a westerly direction 88 degrees 57 minutes West 831 feet  
to an angle point, thence in a westerly direction 1097 feet to a point 26 feet South of the  
North line of Section 14, thence South 10 feet to a point 36 feet South of the North line  
of Section 14, which point is 1928 feet West and 36 feet South of the NE corner of Section 14,  
thence in a westerly direction a distance of 737 feet to a point 40 feet South of the North  
line of Section 14 thence westerly 40 feet South of said North line of Section 14 and  
parallel to said line a distance of 1300 feet, thence in a westerly direction a distance of  
1400 feet to a point 27 feet South of the NW corner of Section 14; the SE $\frac{1}{4}$ , all of the  
northeast 20 acres of the southwest fractional quarter of Section 14, more specifically  
described as follows: commencing at the northeast corner of said southwest fractional  
quarter of said section, thence west 933.4 feet to a point on the east-west center  
line of said section, thence south 933.4 feet, thence east 933.4 feet to a point on the north-  
south center line of said section, thence north 933.4 feet to the point of beginning and 5  
acres, more or less, described as: Commencing at the NE corner of the W Fr $\frac{1}{2}$  of the SW $\frac{1}{4}$  of  
Section 14 and running thence West on the half section line to the center of ravine near  
the NW corner of said W Fr $\frac{1}{2}$  of said SW $\frac{1}{4}$ , thence in a southeasterly direction down the  
center of said ravine to the center of Wakarusa Creek, thence in a northeasterly direction  
down the center of said creek to the East line of said W Fr $\frac{1}{2}$  of said quarter section,  
thence North to beginning, all in Township 13, Range 20 East, of the Sixth Principal  
Meridian.

and the party of the first part hereby grants, sells, and conveys unto the party of the second part, or its assigns,  
all of the rents, issues, uses, and profits of said land and the crops raised thereon from now until the debt secured  
shall be paid in full.

TO HAVE AND TO HOLD the same, with all and singular the hereditaments and appurtenances  
thereunto belonging or in anywise appertaining, and all rights of homestead exemption, unto the said party of the  
second part, and to its successors and assigns, forever. And the said parties of the first part do hereby covenant  
and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of  
a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and they hereby  
covenant to warrant and defend the same in the quiet and peaceable possession of said party of the second part,  
its successors and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED, always, and these presents are upon the following agreements, covenants, and conditions,  
to wit:

First--That the parties of the first part are justly indebted to the party of the second part in the  
sum of Twenty-two Thousand, Five Hundred-- Dollars,

according to the terms of one certain Mortgage Note of even date herewith, executed  
by said parties of the first part, and payable to the order of the said party of the second part with interest  
thereon as therein provided

payable annually, on the 1st day/s of March and September

in each year, the final instalment due 9-1-88, according to the terms of said Note; both principal and  
interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of  
America, with exchange on the City of New York, which shall be legal tender in payment of all debts and  
dues, public and private, at the time of payment, at the office of Metropolitan Life Insurance Company, 1  
Madison Avenue, New York, N. Y., or at such other place as the legal holder of the principal Note may  
in writing designate, with 8 percent interest after maturity.

Second--That the parties of the first part agree to keep all buildings and improvements on the said  
premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the buildings  
which are now or may hereafter be upon the premises unceasingly insured for their insurable value in insurance  
companies acceptable to the party of the second part, with policies payable to it in case of loss to the amount  
then secured by this Mortgage; to assign and deliver to it, with satisfactory mortgagee clauses, all the policies  
of insurance on said buildings and to pay all insurance premiums when due. In case of loss it is agreed that the  
party of the second part may collect the insurance moneys or may deliver the policies to the said parties of the  
first part for collection. At the election of the said party of the second part, the insurance moneys shall be  
applied either on the indebtedness secured hereby or in rebuilding.

Third--That the party of the second part may make any payments necessary to remove or extinguish  
any prior or outstanding title, lien, or incumbrance on the premises hereby conveyed, and may pay any unpaid  
taxes or assessments charged against said property, and may insure said property if default be made in the  
covenant to insure; and any sums so paid shall become a lien upon the herein-described real estate, and be  
secured by this Mortgage, and may be recovered, with interest at 8 percent, in any suit for the fore-  
closure of this Mortgage. In case of foreclosure it is agreed that the judgment rendered shall provide that the  
whole of said real estate shall be sold together and not in parcels.