

Party in and to all streets, boulevards, avenues or other public thoroughfares in front of and adjoining the above described premises, including all easements, licenses and rights of way, thereunto attached or belonging, and also all right, title and interest of First Party in and to all strips and gores of land adjacent to said premises; and also all engines and machinery, heating, lighting, ventilating, cooling, refrigerating, plumbing and water supply apparatus, pipes, faucets, refrigerators (mechanical or otherwise), air-conditioning units, disposals, ranges, ovens, bath tubs, sinks, water closets, basins, awnings, blinds, screens, rugs, carpets, mirrors, lamps, draperies, curtains, hangings, pictures and other furniture and furnishings and all other apparatus and equipment now or hereafter owned by Mortgagor, or any successor in title and attached to or used in connection with the letting or operation of the real estate hereinafter described, all of which property, together with all and any replacements thereof shall be deemed a portion of the security for the indebtedness herein mentioned and secured by this Mortgage.

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 whomsoever.

WHEREAS, Mortgagor, being justly indebted to Mortgagee, has concurrently herewith executed and delivered to Mortgagee its certain negotiable promissory Note for value received, payable to Mortgagee at Kansas City, Missouri, or at such other place as may hereafter be designated in writing from time to time by the holder thereof, as follows, to-wit:

One Note in the principal sum of SIX HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$682,500.00) or so much thereof as may be advanced, with interest computed from the date of each advance at the rate of eight and three quarters per centum (8-3/4%) per annum, interest only to be payable on the first day of each succeeding month thereafter to and including June 1, 1970, upon all principal remaining from time to time unpaid, and thereafter said principal sum and interest shall be paid in monthly installments, as follows:

FIVE THOUSAND SEVEN HUNDRED FIFTY-ONE AND 27/100 DOLLARS (\$5,751.27) on the first day of July, 1970, and FIVE THOUSAND SEVEN HUNDRED FIFTY-ONE AND 27/100 DOLLARS (\$5,751.27) on the first day of each succeeding month thereafter to and including May 1, 1993, 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 June 1, 1993.

In addition to eight and three-quarters (8-3/4%) per cent interest per annum as hereinabove set forth, the maker hereof shall pay an additional