

encumbrances and that they are the lawful owners of a contract to purchase the balance of said tract of real estate, such contract being between Bonnie B. Goff (formerly Bonnie B. Stauffer) and Frank Goff, her husband, as sellers, and Charles L. Burton and Bruce Francis Snodgrass, as purchasers, such agreement being dated \_\_\_\_\_, 1969, and escrowed with the Douglas County State Bank of Lawrence, Lawrence, Kansas.

It is agreed between the parties hereto that the parties of the first part shall at all times during the life of this indenture perform all the covenants under said contract to purchase real estate and shall pay all the taxes or assessments that may be taxed or levied upon all of the above described real estate when the same become due and payable, and that they will keep all buildings on the premises covered by this mortgage insured against fire and extended coverage in such sum and with such insurance company as may be agreeable to the party of the second part, the loss, if any, made payable to the second party to the extent of its interest. In the event that the said parties of the first part shall fail to perform all the covenants as provided in said contract to purchase real estate, or fail to pay such taxes upon all of the above described real estate when the same become due and payable, or to keep said premises covered by this mortgage insured as herein provided, then the party of the second part may perform the covenants under said contract to purchase, also to pay all of 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 day of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of one certain term loan note of Charles L. Burton and Bruce Francis Snodgrass dated April 21, 1970, in the principal amount of ONE HUNDRED THIRTEEN THOUSAND (113,000.00) DOLLARS, with all interest accruing thereon according to the