

WBC 226
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21094

BOOK 156

REAL ESTATE MORTGAGE
and
CHATTEL SECURITY AGREEMENT
(With Future Advance Clause)THIS SECURITY INSTRUMENT dated this 16th day of May, 19 70, between
The Cooperative Farm Chemicals Associationa cooperative corporation organized and existing under the laws of the State of Kansas, whose mailing address
is Post Office Box 308 in Lawrence County of Douglas
State of Kansas, hereinafter called the Borrower, and the Wichita Bank for Cooperatives, a corporation
organized and existing under the Farm Credit Act of 1933, as amended, whose mailing address is 415 Central Building, in the City of
Wichita, State of Kansas, hereinafter called the Bank.WHEREAS, the Borrower has given the following described promissory notes to the Bank as evidence of actual loans made or
to be made to the Borrower by the Bank. Each note bearing interest at the rate provided therein, such interest being payable quarterly
on the last day of March, June, September, and December of each year until the loan is paid in full.

Date of Note	Amount	Final Due Date
May 16, 1970	\$9,400,000	Payable on Demand

NOW, THEREFORE, in order to secure the payment of said notes, all sums advanced thereon and all sums repaid and then re-
advanced thereon whether required or discretionary, together with all interest and all additional sums advanced to the Borrower or
its successors by the Bank, such additional sums being limited insofar as the balance outstanding at any one time is concerned to
no additional advances, as to any real property described hereafter, but being unlimited insofar as chattel property
described hereafter is concerned, such additional sums being evidenced by the Borrower's notes and bearing interest as provided
in said notes, and to secure the performance and observation of covenants and conditions herein contained, the Borrower hereby
mortgages all of the following real property and gives a security interest in all of the following chattel property and the proceeds and
products thereof, to the Bank. Said property being described as follows, and located in the County of Douglas
State of Kansas, to-wit:

The West Half, less the East One-fourth of the Southeast Quarter of the Southwest Quarter;
also less Railroad Right of Way and Highway; and, all that part of the Northeast Quarter
lying South of the Right of Way of the A. T. & S. F. Railway Company; and, that part of
the said Northeast Quarter described as: Beginning at the Northwest corner of said North-
east Quarter; thence East, along the North line of said Quarter Section, 722 feet; thence
South, parallel with the East line of said Quarter Section to the North line of the Right
of Way of the A. T. & S. F. Railway Company; thence in a Northwesterly direction, along
said North Right of Way line, to the West line of said Quarter Section; thence North to
the point of beginning, all in Section Four (4), Township Thirteen (13) South, Range
Twenty (20) East of the Sixth Principal Meridian;

Together with all fixtures and equipment presently and hereafter used thereon or in
connection therewith, including but not limited to the following items:

- (A) All equipment used in the production and manufacture of ammonia
starting with natural gas feed and grouping the equipment into
the following three sections:
1. Raw synthesis gas preparation.
 2. Synthesis gas purification.
 3. Compression and ammonia synthesis.

The equipment includes but is not limited to the following:
Furnaces, Exchanges, Reactors and Converters, Towers, Drums
and tanks, Pumps and compressors, Deaerator, control equipment,
Plumbing, Power and Utilities, Materials handling equipment,
all special equipment, together with foundations and structural
supports for the above machinery.

- (B) All storage tanks used in the different phases of Nitrogen
production.
- (C) All buildings used in the housing of the production and
control equipment.
- (D) All Roads, Fences, and Yard improvements.