

TOGETHER with all and singular the tenements, easements, hereditaments and appurtenances thereto belonging, and all estate, right, title, interest and claim, either at law or in equity of the first part, in and to said described real estate and the buildings, structures, improvements and facilities erected and to be erected thereon, and all fixtures, machinery, equipment, implements and apparatus now or hereafter attached to or used in connection with the said described premises.

TO HAVE AND TO HOLD the same unto the said second part Y, and to its heirs, successors and assigns forever, provided always, and this instrument is made, executed, and delivered upon the following conditions, to-wit:

WHEREAS, the said first part Y, has S, this day executed and delivered by its certain promissory note in writing to the said second part Y, payable at Security National Bank of Kansas City, Kansas a true copy of which is hereto attached and made a part hereof as follows, to-wit:

Kansas City, Kansas, April 15, 1971 No. _____
For value received, we promise to pay to the order of _____
Security National Bank of Kansas City at its office in Kansas City, Kansas,
Thirty-seven Thousand Five Hundred and no/100 DOLLARS
in payments as follows, namely, in 120 successive installments monthly of Four Hundred Thirty-five & 42/100 Dollars
each inclusive of interest, beginning with the first installment May 15, 1971, and in addition thereto on 120
months from date an installment equal in amount to whatever of the principal would then remain unpaid if all of the preceding installments had
been paid when due together with interest from date at the rate of Seven per cent (7%) per annum payable monthly, and
with interest at the rate of ten per cent (10%) per annum on the principal of each unpaid installment after its maturity until paid.
If default is made in the payment of any installment when due, then all the remaining installments shall become due and payable at once and
bear interest at the rate of ten per cent per annum until paid. Presentment, demand for payment, protest and notice of protest for non-payment, waived
by the makers and endorers of this note.
Due in monthly payments
to April 15, 1981
Address: 1444 Kansas Avenue
Kansas City, Kansas
Phone: _____
By: COOKE SALES, INC.
Walter E. Cooke, President

NOW, if the said first part Y, shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money, or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest shall, at the option of said second part Y, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum, shall immediately become due and payable; and said taxes and assessments of every nature so paid shall be an additional lien against said mortgaged premises secured by this mortgage; or in the event of the actual or threatened waste, demolition or removal of any of the buildings, structures or improvements placed or erected on said premises without the consent of the second part Y, or in the event the first part Y shall commit or permit any act to be committed on or against the said property causing the same to be less valuable or causing the security herein provided to be diminished, or in case any complaint or petition in bankruptcy or other bankruptcy proceeding is filed by or against said first part Y, or in the event the first part Y makes an assignment for the benefit of creditors, or is adjudged insolvent by any state or federal court of competent jurisdiction, or if condemnation proceeding under any power of eminent domain be instituted against the said described premises, then and in any such events the entire debt remaining secured by this indenture shall at the option of the second part Y become at once due and payable; and in the event it becomes necessary to foreclose this mortgage the costs and expenses of an abstract incident to said foreclosure shall be an additional charge against said mortgaged premises secured by this Mortgage.

And upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the second part Y, its heirs, successors and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mortgage, with interest on said additional sums so paid at the rate of ten per cent per annum from the date of payment of said sums, and costs, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of the said first part Y, its heirs, successors, and assigns, and all persons claiming under it.

And the said first part Y shall and will at its own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas to the amount of Thirty-seven Thousand Five Hundred Dollars, for the benefit of said second part Y, and in default thereof said second part Y may effect said insurance in its own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

And the said first part Y do hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that it will Warrant and Defend the same in the quiet and peaceable possession of said second part Y, its heirs, successors and assigns forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said first part Y, has hereunto set its hand the day and year first above written
X COOKE SALES, INC. (SEAL)
By: Walter E. Cooke, President (SEAL)