

# KANSAS MORTGAGE

25327

BOOK 160

THIS MORTGAGE, Made this 21st day of May, 1971, by and between  
RICHARD L. GREINER and LOU ELLEN GREINER, Husband and Wife

of the County of Jackson and State of Missouri (hereinafter referred to as "Grantors" whether singular or plural)  
and Plaza Savings Association, a Missouri corporation, of the County of Jackson, State of Missouri (hereinafter referred to as "Mortgagee").

WITNESSETH: THAT GRANTORS, for and in consideration of the sum of Seventeen Thousand Nine Hundred and 00/100- - - - - DOLLARS (\$17,900.00) to them in hand paid by Mortgagee, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto Mortgagee, and to its successors and assigns forever, all of the following described real estate lying and situate in the County of Douglas and State of Kansas, to-wit:

The Northwest Quarter of Section 15, Township 15, Range 19 in Douglas County, Kansas.

Subject to all reservations, restrictions and easements, if any, now of record, together with all improvements now or hereafter erected thereon, including all heating, refrigeration, air conditioning, lighting and water supply apparatus, plumbing, storm windows and doors, window screens, screen doors, window shades, awnings, locks, fences, trees, shrubs and all other fixtures and improvements, including any that may hereafter be installed, together with all rights, privileges, easements and appurtenances thereunto attached or belonging.

TO HAVE AND TO HOLD the same with all and singular, the hereditaments and appurtenances thereto belonging, unto the Mortgagee and to its successors and assigns forever, provided always, and this instrument is made, executed and delivered upon the following conditions, to-wit:

WHEREAS, Grantors did on even date make and deliver to Mortgagee their certain promissory note, a copy of which is attached hereto and made a part hereof, to-wit:

\$ 17,900.00

## KANSAS MORTGAGE NOTE

Loan No. 670

May 21 19 71

For Value Received, the undersigned individually, severally and jointly and severally as principals promise to pay to the order of

Plaza Savings Association

at its offices in Kansas City, Missouri

Seventeen Thousand Nine Hundred and 00/100- - - - - Dollars (\$ 17,900.00 )

with interest thereon at the rate of 7.5 per cent per annum, said principal and interest to be paid in monthly installments as follows: \$200.00 plus interest on the first day of July 1971, and \$200.00 plus interest on the first day of each succeeding month thereafter until this note is fully paid, each of such payments to be applied first in payment of interest due on the unpaid principal and the remainder in reduction of the principal, with interest after maturity at the rate of 10 per cent per annum.

If default be made in the payment of any monthly installment, or any part thereof, hereunder or under the terms of any mortgage given as security for the payment of this note, the undersigned agree to pay the holder as a late charge an amount equal to interest at the rate stipulated for after maturity on each and every such principal installment or part thereof from its due date until the date of payment, provided, however, that a minimum charge of \$10.00 may be made therefore.

During the existence of any default or delinquency hereunder or under the terms of any mortgage given as security for this note, the holder hereof is hereby authorized to apply all payments made on this note and said mortgage to the payment of such part of any delinquency as it may select.

If default be made in the payment of any of said monthly installments when due, the holder of this note may at its option declare all unpaid indebtedness evidenced by this note immediately due and payable. Failure at times to exercise such option shall not constitute a waiver of the right to exercise it later. The holder may rearrange, adjust, and extend the times and amounts of payments of interest and/or principal of this note by agreement with the present or subsequent owner of the real estate securing the same, without notice to or consent of and without releasing any party liable hereon. The undersigned hereby waive all notices and demands in connection with defaults, acceleration or enforcement of this note.

~~Notwithstanding to whom this note is assigned, the assignee shall not be bound by any conditions, covenants or restrictions hereon unless the same be set forth in writing on the face hereof.~~  
~~Notwithstanding to whom this note is assigned, the assignee shall not be bound by any conditions, covenants or restrictions hereon unless the same be set forth in writing on the face hereof.~~  
The construction, validity and effect of this note and all obligations evidenced hereby shall be governed by the laws of the state of Kansas.

*S/*  
Richard L. Greiner

*S/*  
Lou Ellen Greiner

The makers reserve the right to pay more than the specified installments, but agree to pay a penalty equal to 180 days interest on excess payment of 20 per cent or more of the original principal in any one year.