

25806

BOOK 161

KANSAS MORTGAGE

This Mortgage, made the 28th day of June, 1971,
Between

MONTFORD L. SPRIGGS and DIANA L. SPRIGGS, husband and wife.

of the County of Douglas, State of Kansas, hereinafter called Mortgagor,
and MISSOURI VALLEY INVESTMENT COMPANY
a body corporate, existing under and by virtue of the laws of MISSOURI, and having its chief office in the City of
KANSAS CITY, State of MISSOURI, hereinafter called Mortgagee.

Witnesseth: That whereas Mortgagor is justly indebted to Mortgagee for money borrowed in the principal sum of

TWENTY SEVEN THOUSAND NINE HUNDRED AND NO/100 - - - - - DOLLARS,
to secure the payment of which Mortgagor has executed one promissory note, of even date herewith, payable to the order of
Mortgagee at its office aforesaid or at such other place as the holder thereof may designate in writing, said principal sum being
payable as set forth in said note with interest at the rate set forth therein, the balance of said principal sum with interest thereon
maturing and being due and payable on the First day of June, 2001. to which note
reference is hereby made.

Now, Therefore, This Indenture Witnesseth: That Mortgagor, in consideration of the premises, and for the purpose of
securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the
performance of all the covenants, conditions, stipulations and agreements herein contained, does by these presents mortgage and
warrant unto Mortgagee, its successors and assigns forever, all the following described property, lands and premises, situated and
being in the County of Douglas and State of Kansas, to wit:

Beginning at a point on the South line of the Northwest Quarter of the
Northwest Quarter of Section 25, Township 13 South, Range 19 East of the
Sixth Principal Meridian, 1181.75 feet East of the Southwest corner thereof;
thence North 330 feet, more or less, to the center of road; thence East 140 feet;
thence South 330 feet, more or less, to the South line of the Northwest Quarter
of the Northwest Quarter of said Section 25; thence West 140 feet to the point
of beginning, in Douglas County, Kansas

together with the tenements, hereditaments and appurtenances thereunto belonging, and vacated public streets or property
reverting thereto, and all fixtures now or hereafter attached to or used or useful in connection with the premises described herein,
and in addition thereto the following appliances, furnishings and equipment, which are, and shall be deemed to be, fixtures and a
part of the realty, and are a portion of the security of the indebtedness herein mentioned:

and all the rents, issues and profits thereof (all said property being herein referred to as "the premises").

As further security for payment of said indebtedness and performance of Mortgagor's obligations, covenants and agreements
herein contained, Mortgagor hereby transfers, sets over and assigns to Mortgagee:

a. All rents, profits, revenues, royalties, bonuses, rights and benefits under any and all oil, gas or mineral leases of the premises
or any part thereof, now existing or hereafter made, with the right to receive and receipt therefor and apply the same to said
indebtedness either before or after any default hereunder, and Mortgagee may demand, sue for and recover any such payments
but shall not be required so to do.

b. All other rents, issues and profits of the premises from time to time accruing, whether under leases or tenancies now
existing or hereafter created.

It is understood and agreed, however, that there is reserved to Mortgagor, so long as he is not in default hereunder, the right
to receive and retain all such rents, issues and profits assigned to Mortgagee in the above subparagraph "b".

c. All judgments, awards of damages and settlements hereafter made as a result of or in lieu of any taking of the premises or
any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the
premises or the improvements thereon or any part thereof. Mortgagee may apply all such sums or any part thereof so received
on the indebtedness secured hereby in such manner as it elects, or, at its option, the entire amount or any part thereof so received
may be released.

To Have and to Hold said premises unto Mortgagee, its successors and assigns forever.

Mortgagor covenants and agrees with Mortgagee as follows:

1. Mortgagor is lawfully seized in fee of the premises hereby conveyed, has good right to sell and convey same, and does
hereby warrant and will defend the aforesaid title against the claims and demands of all persons whomsoever.

2. To pay all sums secured hereby when due.

3. To pay, when due, all taxes and assessments of every type or nature levied or assessed against the premises and any claim,
lien or encumbrance against the premises which may be or become prior to this mortgage.

4. If required by Mortgagee, to also make monthly deposits with Mortgagee, in a non-interest bearing account, together
with and in addition to interest and principal, of a sum equal to one-twelfth of the yearly taxes and assessments which may be
levied against the premises, and (if so required) one-twelfth of the yearly premiums for insurance thereon. The amount of such
taxes, assessments and premiums, when unknown, shall be estimated by Mortgagee. Such deposits shall be used by Mortgagee
to pay such taxes, assessments and premiums when due. Any insufficiency of such account to pay such charges when due shall be
paid by Mortgagor to Mortgagee on demand. If, by reason of any default by Mortgagor under any provision of this mortgage,
Mortgagee declares all sums secured hereby to be due and payable, Mortgagee may then apply any funds in said account against
the entire indebtedness secured hereby. The enforceability of the covenants relating to taxes, assessments and insurance pre-
miums herein otherwise provided shall not be affected except in so far as those obligations have been met by compliance with
this paragraph. Mortgagee may from time to time at its option waive, and after any such waiver reinstate, any or all provisions
hereof requiring such deposits, by notice to Mortgagor in writing. While any such waiver is in effect, Mortgagor shall pay taxes,
assessments and insurance premiums as herein elsewhere provided.

5. To promptly pay all taxes and assessments assessed or levied under and by virtue of any state, federal, or municipal law
or regulation hereafter passed, against Mortgagee upon this mortgage or the debt hereby secured, or upon its interest under this
mortgage, provided however, that the total amount so paid for any such taxes pursuant to this paragraph together with the
interest payable on said indebtedness shall not exceed the highest lawful rate of interest in Kansas and provided further that
in the event of the passage of any such law or regulation, the entire indebtedness secured by this mortgage shall thereupon become
immediately due and payable at the option of Mortgagee.

6. To keep the premises insured against loss or damage by fire, windstorm and such other hazards as may be required by
Mortgagee, in form and amounts satisfactory to; and in insurance companies approved by Mortgagee, the policies for which
insurance shall be payable to Mortgagee. Such policies shall be delivered to and held by Mortgagee without liability. Upon
foreclosure of this mortgage or other acquisition of the premises or any part thereof by Mortgagee, said policies shall become the
absolute property of Mortgagee.

For Confirmation see Book 161 Page 357