

To and To Hold the same with all the hereditaments and appurtenances thereto belonging, to the said second party and to its successors and assigns forever.

These Presents are made to secure the payment of one certain negotiable Bond or promissory note this day made executed and delivered by said ---Glen W. Shimeall to the said Fidelity Savings Trust Company for the sum of Five Thousand Dollarsp----payable on the first day of June A. D. 1928, and bearing interest at the rate of $5\frac{1}{2}$ per centum per annum from date, payable semi-annually and evidenced by Ten Coupons attached thereto.

The said Bond and Coupons are payable at the office of Fidelity Savings Trust Company, Kansas City, Missouri, and each bears interest after maturity at the rate of ten per centum per annum.

The said party of the first part, however, reserves the right to pay --One Hundred Dollars or any multiple thereof upon said Bond, or the full amount thereof, on the day any of said Coupons mature, provided thirty days notice in writing is given to said party or its assigns that such payment will be made; and provided further, that in case such partial payments are so made, no sum less than --Five Hundred Dollars-- of said Bonds shall at any time remain unpaid- the making of such partial payments operating to reduce the amount of the Coupons maturing thereafter proportionately to the amount said Bond is reduced.

It is herein agreed particularly as follows; The said party of the first part shall not suffer waste, nor permit the buildings, fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof; shall pay, before the same become delinquent, all taxes and assessments upon said premises, general or special, now existing or that may hereafter be levied or chargeable against said indebtedness or against this instrument, by or within the state of Kansas, and shall keep the buildings on said premises or against this instrument, by or within the State of Kansas, and shall keep the buildings on said premises constantly insured for the benefit of said second party or its assigns, in a company or companies acceptable to said second party or its assigns, in the sum of at least---Fifteen Hundred Dollars,-- and shall deliver to said second party or its assigns, the policy or policies therefor and all renewals thereon, and shall when requested surrender to the said second party or its assigns, any policy or policies covering any of the buildings on said premises; in case the title to said premises to said premises is transferred making an assignment of such policies of insurance to the purchaser necessary the said second party or its assigns are hereby authorized to make such assignment thereof as the agents or attorneys of the party of the first part heirs or assigns.

In the event of a loss under said policy the said second party or its assigns shall have full power to demand receive collect and settle the same and for all of the aforesaid purposes may in the name place and stead of said party of the first part or assigns and as agent or attorney in fact sign all papers and applications necessary to obtain such insurance sign and indorse all vouchers receipts and drafts that may be necessary to procure the money thereunder and apply the amount so collected toward the payment of the Bond Interest Coupon notes and interest thereon and any other indebtedness due under the terms of this mortgage.

In case of failure of said party of the first part to perform any of these agreements the said second party or its assigns may pay off and procure releases of any statutory lien claims may pay any such taxes or assessments or may effect any such insurance and pay for