

This mortgage is given to secure the payment of the principal sum of Fifty-five Hundred and no/100 ----- DOLLARS, (\$ 5500.00-----), as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, payable with interest at the rate of ----- per centum (----- %) per annum on the unpaid balance until maturity and at the rate of ten per centum (10%) per annum after maturity of said note, or after the principal indebtedness shall have been declared due, principal and interest to be paid at the office of The Union Mortgage and Investment Company, in Kansas City, Kansas, or at such other place as the holder of the note may designate in writing, in monthly installments as follows:

Sixty and no/100 ----- Dollars (\$ 60.00-----)

on the Fifteenth day of June, 1948, and -----

Sixty and no/100 ----- Dollars (\$ 60.00-----)

on the Fifteenth day of each month thereafter until the principal and interest are fully paid.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole or in an equal equal to one or more monthly payments on the principal that are next due on the note on the Fifteenth day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

Date

2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, the Mortgagor will pay to the Mortgagee, until the said note is fully paid, the following sums:

(a) An installment of the taxes and assessments levied or to be levied against the premises covered by this mortgage; and an installment of the premium or premiums that will become due and payable to renew the insurance on the premises covered hereby against loss by fire, windstorm, or such other hazards, as may reasonably be required by the Mortgagee, in amounts and in a company or companies satisfactory to the Mortgagee. Such installments shall be equal, respectively, to the estimated premium or premiums for such insurance, and taxes and assessments next due (as estimated by the Mortgagee), less all installments already paid therefor, divided by the number of months that are to elapse before one month prior to the date when such premium or premiums and taxes and assessments will become delinquent. The Mortgagee shall hold the monthly payments in trust to pay such premium or premiums and taxes and assessments before the same become delinquent.

(b) All payments mentioned in the preceding sub-section (a) of this paragraph 2, and all payments to be made under the note secured hereby, shall be added together and the aggregate amount thereof shall be paid by the Mortgagor each month in a single payment to be applied by the Mortgagee to the following item in the order set forth:

- (I) Taxes, assessments, fire and other hazard insurance premiums;
- (II) Interest on the note secured hereby; and
- (III) Amortization of the principal of said note.

Any deficiency in the amount of such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed two cents (2c) for each dollar (\$1) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. That if the total of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes and assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments of the same nature to be made by the Mortgagor. If, however, the monthly payments made by the Mortgagor under (a) of paragraph 2 preceding shall not be sufficient to pay taxes and assessments or insurance premiums, as the case may be, when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency, on or before the date when payment of such taxes, assessments, or insurance premiums shall be due. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any balance remaining in the funds accumulated under the provisions (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the balance then remaining in the funds accumulated under (a) of paragraph 2 preceding, as a credit against the amount of principal then remaining unpaid under said note.

4. That he will pay all taxes, assessments, water rates and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgagee may pay the same.

5. That he will at all times until the debt hereby secured shall have been paid, keep the premises above conveyed in good order and condition, and will not commit or permit any waste thereof, reasonable wear and tear excepted.

6. That if the premises covered hereby, or any part thereof, shall be damaged by fire or other hazard against which insurance is held as hereinbefore provided, the amounts paid by any insurance company pursuant to the contract of insurance shall, to the extent of the indebtedness then remaining unpaid, be paid to the Mortgagee, and, at its option, may be applied to the debt or released for the repairing or rebuilding of the premises.

7. That if the Mortgagor fails to make any payment provided for in this mortgage for taxes, insurance premiums, repair of the premises, or the like, then the Mortgagee may pay the same and may also, at its option, make any payment necessary to remove or extinguish any prior or outstanding title, lien or encumbrance on the premises hereby conveyed, and all sums so advanced, with interest thereon at ten per centum (10%) per annum from the date of such advance, shall be payable on demand and shall be secured hereby.

8. In addition to paying to Mortgagee the monthly installments on account of taxes and insurance premiums as herein provided, it shall be the duty of the Mortgagor to look after procuring and presenting to Mortgagee as soon as any taxes become due, a statement for such taxes. It shall likewise be the duty of the Mortgagor to procure and keep current such hazard insurance on said mortgaged premises as in the judgment of the Mortgagee is adequate for Mortgagee's protection, and to present to Mortgagee the agent's statement for premiums due on such insurance immediately on such insurance policy being written; and Mortgagor shall at once assign and deliver to Mortgagee all policies of insurance on the mortgaged property, and the renewals thereof.