

This Indenture,

Made this 23rd day of January

A. D. 1952, between Maurice A. O'Neil and Iris I. O'Neil, husband and wife,
Joint tenants with right of survivorship

of Garnett, in the County of Anderson and State of Kansas
of the first part, and Trustees of The Baker University, a corporation

of the second part.

Witnesseth, That the said part ies of the first part, in consideration of the sum of
One Thousand and no/100 ----- DOLLARS,
to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant,
bargain, sell and Mortgage to the said part y of the second part its heirs and assigns forever,
all that tract or parcel of land situated in the County of Douglas and State of
Kansas, described as follows, to-wit:

Beginning at a point 290 feet East of the Southwest corner of Section
Thirty-four (34), Township Fourteen (14), Range Twenty (20) East of the 6th
P. M., thence North 457 feet, then East 250 feet, thence South 457 feet, thence
West to the place of beginning, except lots 5 and 6 in Block 90, all in vacated
townsite of Palmyra, Douglas County, Kansas; containing two acres, more or less.

with all the appurtenances, and all the estate, title and interest of the said part ies of the first part therein.

And the said parties of the first part

do hereby covenant and agree that at the delivery hereof they are 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 whatsoever

This grant is intended as a mortgage to secure the payment of One Thousand and no/100

Dollars, according to the terms of a certain written obligation, this day executed and delivered by the
said parties of the first part to the

said part y of the second part

and this conveyance shall be void if such payments be made as herein
specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up
thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the
said part y of the second part its executors, administrators and assigns, at any time thereafter, to sell the premises
hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount
then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be
paid by the part y making such sale, on demand, to said parties of the first part
their heirs and assigns

In Witness Whereof, The said part ies of the first part have hereunto set their
hands and seals the day and year first above written.

Signed, Sealed and delivered in presence of

Maurice A. O'Neil (SEAL)

Iris I. O'Neil (SEAL)

(SEAL)

(SEAL)