

KANSAS MORTGAGE.

50870
BOOK 105

THIS MORTGAGE, Made this 20th day of November, A. D., 19 53
by and between The Tau Building Association of Alpha Delta
P1, a Corporation
of the County of Douglas, and State of Kansas, part y
of the first part, for the purpose of this instrument hereinafter called MORTGAGOR, and KANSAS CITY
TRUST COMPANY
a Missouri Corporation, of Kansas City, Missouri, party of the second
part, for the purpose of this instrument hereinafter called MORTGAGEE:

WITNESSETH: That said MORTGAGOR for and in consideration of the sum of
Fifty Thousand and no/100 (\$50,000.00) DOLLARS,
paid to said mortgagor by said mortgagee, the receipt of which is hereby acknowledged, does by these pres-
ents Grant, Bargain, Sell and Convey unto the said mortgagee, its successors and assigns, all of the following
described real estate situated in the County of Douglas and State of Kansas, to-wit:

Beginning at a point on the North line of Oxford Road 637 feet
South and 1200.05 feet West of the center of Section 36, Town-
ship 12, Range 19, thence East along the North line of Oxford
Road 186 feet, thence to the left on a curve of a 25 foot
radius 47.58 feet to the West line of High Drive, thence along
the West line of High Drive to the right on a curve of a 350
foot radius 49.17 feet, thence along the West line of High
Drive to the right on a curve of a 70 foot radius 12.83 feet,
thence North 104.33 feet to the South line of Cambridge Place
and the West line of High Drive, thence West along the South
line of Cambridge Place 195 feet, thence South 200 feet to the
place of beginning; the same being further described as Lot 5
in Fraternity Quadrangle in West Hills, in Douglas County,
Kansas.

together with all personal property of every kind, nature and sort
whatsoever, situated, or to be situated in the building or buildings
located or to be located hereafter on the above described property,
and used or to be used in connection with the operation of a fraternity
house, as well as any and all replacements and additions to said per-
sonal property, which may be made prior to the payment in full of the
indebtedness secured hereby, including therein among other items of
personal property, any and all machinery, equipment, fixtures, furni-
ture, furnishings, bedding, linens, dishes, cooking utensils, silver-
ware, pianos, pictures and lamps; it being understood, however, that
the enumeration of any specific articles of personal property shall in
nowise exclude, or be held to exclude, any items of personal property
not specifically mentioned, or which may be used for purposes other
than those herein mentioned.

In addition to the monthly payments of principal and interest payable
under the terms of the note secured hereby, Mortgagor covenants and
agrees to pay on the first day of each month until the indebtedness is
paid, 1/12 of the annual taxes and assessments levied or to be levied
against the property described herein, and 1/12 of the annual hazard
insurance premium; said funds to be held in trust by the Mortgagee and
paid by it on taxes before delinquent and on insurance premiums when
due. Mortgagor further covenants and agrees that if the reserve is not
sufficient take care of all items, upon notice of the amount of the de-
ficiency it will immediately pay same to the Mortgagee.