

51072 BOOK 105

MORTGAGE

(No. 52B)

Boyles Legal Blanks ... CASH STATIONERY CO., Lawrence, Kansas

This Indenture,

Made this first day of December
A. D. 1953, between Mrs. Estella N. Coates, and B. A. Coates, her husband,

of Baldwin City, in the County of Douglas and State of Kansas
of the first part, and Trustees of the Baker University, a corporation

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of
Two thousand and 00/100-----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:

80 acres: The South one-half (1/2) of the Northeast quarter (N.E. 1/4) of
Section thirteen (13), Township fifteen (15), and Range Nineteen (19)

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

And the said parties of the first part

do hereby covenant and agree that at the delivery hereof the lawful owner of
the premises above granted, and seized of a good and indefensible estate of inheritance therein, free and clear of all
incumbrances whatsoever.

This grant is intended as a mortgage to secure the payment of Two thousand and 00/100-----
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 its heirs and assigns

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 parties 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

Mrs. Estella N. Coates (SEAL)
B. A. Coates (SEAL)

STATE OF KANSAS

Douglas County, ss.

Be It Remembered, That on this 1st day of December A. D. 1953

before me, Thurmon W. Quisenberry Notary Public

in and for said County and State, came Estella N. Coates

and B. A. Coates

to me personally known to be the same persons who executed the within instrument of
writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on
the day and year last above written.

My Commission expires June 27, 1956

Thurmon W. Quisenberry Notary Public

Recorded December 23, 1953 at 2:40 P. M.

Wardell G. Beck Register of Deeds

And it is hereby certified, having been paid in full, this mortgage is hereby released, and the lien
thereby created is terminated. As Witness my hand this 15th day of October 1963.

TRUSTEES OF THE BAKER UNIVERSITY, Baldwin, Kansas
By J. V. Thomas President

(Corp. Seal)

Wardell G. Beck
Reg. of Deeds
Baldwin, Kansas