

Reg. No. 10,698  
Fee Paid \$10.00

MORTGAGE.

(NO. 52B)

54199 BOOK 107

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

**This Indenture,**

Made this 18th day of November  
A. D. 1954, between W. L. Richards and Ruth N. Richards, his wife

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

party of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Four Thousand and no/one-hundreds 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 party of the second part 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:

forty acres off of the west side of that portion of the southeast (SE  $\frac{1}{4}$ )  
quarter of Section 18, south of the center of the California Road, not  
including a strip eight (8) feet wide of the west line deeded to A. H.  
Buck, and the east half of the northwest quarter (E.  $\frac{1}{2}$  NW  $\frac{1}{4}$ ) of Section  
eighteen (18), all in Township twelve (12), Range eighteen (18).

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 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 Four Thousand and no/one-hundreds Dollars, according to the terms of a certain written agreement this day executed and delivered by the said parties of the first part to the said party of the second part, its heirs and successors

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 party of the second part 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 party making such sale, on demand, to said parties of the first part

their heirs and assigns

In Witness Whereof, The said party of the first part hereunto set hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of

W. L. Richards (SEAL)  
Ruth N. Richards (SEAL)

STATE OF KANSAS

Shawnee County, } ss.



Be It Remembered, That on this 18th day of November A. D. 1954

before me, Dorothy Avery, a Notary Public

in and for said County and State, came W. L. Richards and Ruth N. Richards, his wife

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 October 20 1955

Dorothy Avery Notary Public

Harold W. Lock Register of Deeds

19-4  
1-2  
60  
Handwritten notes