

57895

Book 111

THIS INDENTURE, made and entered into this 28th day of October, A.D., 1955, BETWEEN ALPHA PHI SOCIETY OF LAWRENCE, KANSAS, a body corporate, existing under and by the virtue of the laws of Kansas, and having its chief office in the City of Lawrence, and State of Kansas, party of the first part, and sometimes herein referred to as "mortgagors", and THE DAVIS-WELLS MORTGAGE COMPANY, a body corporate, existing under and by the virtue of the laws of Kansas and having its chief office in the City of Topeka, State of Kansas, party of the second part, sometimes referred to herein as "Mortgagee".

WHEREAS by note dated June 13, 1955, the undersigned ALPHA PHI SOCIETY OF LAWRENCE, KANSAS became indebted to THE DAVIS-WELLS MORTGAGE COMPANY, a Kansas Corporation, with its principal place of business in Topeka, Kansas, in the amount of \$60,000.00 with interest thereon as said note provided.

WHEREAS said note is secured by a first mortgage dated the 13th day of June, 1955, and recorded June 20th, 1955, 10:15 A.M. in Book 109, Page 589 in the office of the Register of Deeds of Douglas County, Kansas said mortgage covering the following described property to-wit:

Beginning at a point marked by a steel pin, said point of beginning lying 19.00 feet at a bearing of S. 50° 02' W. from a Ford axle in place at the former S.W. corner of the Kappa Sigma Property, said axle being 375.00 feet S. and 950.34 feet W. of the center of Sec. 36, Township 12 South, Range 19 East; (The above bearing and all those that follow, having been determined from the calculated direction of the straight line joining the former S.W. corner of the Kappa Sigma property with the former S.E. corner of the same tract, said former S.E. corner being described in the description of the Kappa Sigma property as 745.56 feet W. and 449.94 feet S. of the center of said Section 36); thence North 67° 41' East, 17.00 feet; thence North 82° 30' East, 35.97 feet; thence South 74° 24' East, 33.92 feet; thence South 54° 27' East, 48.35 feet; thence S. 53° 15' East, 136.85 feet to a point on the western boundary of Emery Road; thence South 6° 30' East, 44.34 feet to a point on the boundary of Site Four, West Hills, said point being at the end of a curve of 65 feet radius and the beginning of a reverse curve of 294. feet radius; thence South 10° 23' East, 39.50 feet along the chord of said reverse curve to a point at the end of said reverse curve and the beginning of a curve to the right with a radius of 168 feet; thence South 44° 16' East, 97.17 feet along the tangent of said curve to a point in the pavement of Emery Road; thence South 45° 51' west, 71.97 feet along the tangent of said curve to the point of intersection of said curve, with a line bearing North 25° 00' West, thence along said line bearing North 24° 00' West, 153.87 feet, thence North 73° 26' West, 62.70 feet, thence S. 64° 44' West, 75.89 feet to the point of intersection of said line with a curve of 355 feet radius to the right; thence North 27° 28' West, 31.82 feet along the chord of said curve to the end of said curve and the beginning of another curve to the right of a radius 100 feet; thence North 11° 39' West, 45.84 feet along the chord of said curve; thence North 50° 02' East, 69.00 feet to a point at the beginning of a curve of 65 feet radius to the right, said point being on the boundary of Site Four and at the northwest corner thereof; thence North 50° 02' East, 78.94 feet to the point of beginning.

All the above described property lies in West Hills and in the SW¹/₄ of Section 36, Township 12 South, Range 19 East, Douglas County, Kansas.

WHEREAS it was intended that said mortgage should contain provisions:

Requiring of mortgagor a monthly deposit for payment of real estate taxes,