

M O R T G A G E 58404 Book 111

This indenture, made this November 19th, 1955, by and between Zeta Alpha Building Corporation, a corporation, mortgagor and of the County of Douglas, State of Kansas, party of the first part, and Phi Mu Fraternity, a corporation, organized under the laws of the State of Georgia, with offices at 22 North Front Street, Memphis, Shelby County, Tennessee, party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of the sum of twenty-thousand (\$20,000.00) dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns, forever, all of the following described, tracts, pieces, or parcels of land, lying and situate in the county of Douglas and State of Kansas, to wit: Lots 18, 19, 20, 21 and 22 in the City of Baldwin, Douglas County, Kansas, located on 8th Street ~~SIXTEEN~~ therein. To have and to hold the same, with all and singular the hereditaments and appurtenances thereunto, including all heating, plumbing and lighting fixtures and equipment, now or hereafter attached to or reasonable to the use of the real property herein described, including all personal contents of the said property and all of the property hereinbefore mentioned is hereinafter designated as "said property" unto the said party of the second part, its successors and assigns, forever.

And the said party of the first part does hereby covenant and agree, that at the delivery hereof it is 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, except a first mortgage in the amount of fifty thousand (\$50,000. dollars held by the Trustees of Baker University, a Corporation and the within constitutes a second mortgage subject thereto, and that it will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever: