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BOOK 114

FORM No. 1114—Class M

Linn Stationery Co., 101 Walnut, Kansas City, Mo.

Kansas Mortgage

This Mortgage, Made this 8th day of March in theyear of Our Lord One Thousand Nine Hundred Fifty Seven by and between
ALPHA OMICRON PI ALUMNAE ASSOCIATION OF KANSAS, INC.,

of the County

of Johnson and State of Kansas part Y of the first part, and
Milton McGreevy, David T. Beals, and Menefee D. Blackwell, University Trustees
under the Will of William Rockhill Nelson, deceased parties of the second part,

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, for and in consideration of
the sum of Sixty Thousand - - - - - DOLLARS,
to it in hand paid by the said parties of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant
bargain, sell and convey unto the said parties of the second part, and to their successors
assigns forever, all of the following described tract, piece, and parcel of land lying and situate
in the County of Douglas and State of Kansas, to-wit:

Beginning at a point 140 feet South of the center of Section 36, Township
12 South, Range 19, East of the 6th Principal Meridian, and running thence
South along the center line of said Section 190 feet to a point in the cen-
ter of the highway marked by two heavy copper wires set in the concrete
pavement; thence East along the center line of said highway 264 feet; thence
North 60 degrees East 58.8 feet to a crosscut in the concrete pavement;
thence North 27 degrees 10 minutes West 97.4 feet to a concrete monument;
thence North 11 degrees 10 minutes West to a point due East of the point of
beginning; thence West to the point of beginning; less public streets and
highways, in the City of Lawrence, subject to easements, covenants and
reservations of record.

TO HAVE AND TO HOLD the same with all and singular the hereditaments and appurtenances thereto belonging,
unto the said parties of the second part, and to their heirs and assigns forever, provided always, and this instru-
ment is made, executed and delivered upon the following conditions, to-wit:

WHEREAS, Alpha Omicron Pi Alumnae Association of Kansas, Inc.,
the said party of the first part has this day made, executed and delivered to the said parties of the second
part its Promissory Note of even date herewith, by which it promises to pay to the said parties
of the second part
received Sixty Thousand - - - - - DOLLARS,
due April 15, 1972 with interest from this date to maturity at the rate of Five

per cent per annum, payable ~~MONTHLY~~ in installments of Four Hundred
Seventy Four and 54/100 Dollars on May 15, 1957 and monthly thereafter
~~until April 15, 1972, when the entire balance~~
becomes due and payable at the William Rockhill Nelson Trust, Kansas City, Missouri

NOW, if the said Alpha Omicron Pi Alumnae Association of Kansas, Inc.,
shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with the interest thereon,
according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money
or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that
case, the whole of said sum and interest shall, at the option of said parties of the second part or assigns, by virtue
of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or
may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time
when the same are by law made due and payable, then in like manner the said note, and the whole of said sum
shall immediately become due and payable; and upon forfeiture of this Mortgage, or in case of default in any of the pay-
ments herein provided for, the parties of the second part, their heirs, assigns, successors and assigns, shall
be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mort-
gage, and all costs and expenses of enforcing the same, as provided by law, and a decree for the sale of said premises in
satisfaction of said judgment, foreclosing all rights and equities in and to said premises of said party of the first part,
its successors and assigns, and all persons claiming under it, at which sale, appraisal of said property is
hereby waived by said party of the first part, and all benefits of the Homestead, Exemption and Stay Laws of the State
of Kansas are hereby waived by said party of the first part. And the said party of the first part shall and will
at its own expense from the date of the execution of this Mortgage until said note and interest, and all liens and
charges by virtue hereof, are fully paid off and discharged, keep the building erected and to be erected on said lands,
insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount
of the full insurable value thereof, for the benefit of the said parties of the second part or his assigns; and in default thereof said parties of the second part may at his option effect such insurance in their
own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional
lien on said mortgaged property, and may at his option pay any taxes or statutory liens against said property, all of which
sums with 8 per cent interest may be enforced and collected in the same manner as the principal debt hereby secured.