

INDENTURE OF MORTGAGE AND DEED OF TRUST

THIS INDENTURE (herein sometimes called the "Indenture") dated as of April 1, 1958, by and between TRUSTEES OF THE BAKER UNIVERSITY and KANSAS EDUCATIONAL ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH, private, non-profit, educational corporations duly incorporated under the laws of the State of Kansas, conducting an educational institution of higher learning located at Baldwin, Kansas, known as Baker University, jointly and severally, herein collectively called the "Borrower," and THE FIRST NATIONAL BANK OF TOPEKA, a national banking association duly organized and existing under the laws of the United States of America, having its office and place of business in the City of Topeka, Kansas, hereinafter sometimes called the "Trustee," WITNESSETH:

WHEREAS, the Borrower is authorized by law to borrow money for its lawful corporate purposes and to issue and sell its obligations for money so borrowed and to mortgage and pledge its properties now owned or hereafter acquired in order to secure the payment of such obligations; and

WHEREAS, the Borrower has deemed it advisable to borrow money for its corporate purposes and issue its bonds therefor and to mortgage and pledge in the form of this Indenture certain of its property hereinafter described to secure the payment of said bonds and to that end has duly authorized and directed the issuance of its bonds in the aggregate principal amount of Eight Hundred Sixty-five Thousand Dollars (\$865,000), as in this Indenture hereinafter provided, said bonds consisting of two series of bonds designated as follows:

"Trustees of the Baker University and Kansas Educational Association of the Methodist Episcopal Church Bonds, Series 1958A, in the aggregate principal amount of Five Hundred Fifteen Thousand Dollars (\$515,000), and

"Trustees of the Baker University and Kansas Educational Association of the Methodist Episcopal Church Bonds, Series 1958B, in the aggregate principal amount of Three Hundred Fifty Thousand Dollars (\$350,000), dated April 1, 1958."

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TRUSTEES OF THE BAKER UNIVERSITY

and

KANSAS EDUCATIONAL ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH

THE FIRST NATIONAL BANK OF TOPEKA, Trustee.

INDENTURE OF MORTGAGE AND DEED OF TRUST

Dated: April 1, 1958.

Securities Equally and Satably:

A series of Trustees of the Baker University and Kansas Educational Association of the Methodist Episcopal Church Bonds, Series 1958A, in the aggregate principal amount of \$515,000, dated April 1, 1958, and

A series of Trustees of the Baker University and Kansas Educational Association of the Methodist Episcopal Church Bonds, Series 1958B, in the aggregate principal amount of \$350,000, dated April 1, 1958.

For Release of Mortgage See Book 133 page 456