

Reg. No. 16,230  
Fee Paid \$7.50

MORTGAGE BOOK 126

74704

(Pls. SEE)

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

This Indenture, Made this 17th day of September, 1960 between  
Ruth H. Ferry and Charles L. Ferry, her husband

of Baldwin, in the County of Douglas and State of Kansas  
parties of the first part, and The Trustees of The Baker University, (a corporation  
of Baldwin City, Kansas) party of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of  
Three Thousand (\$3,000.00) and no/100 DOLLARS  
to them duly paid, the receipt of which is hereby acknowledged, have sold, and by  
this indenture do GRANT, BARGAIN, SELL and MORTGAGE to the said party of the second part, the  
following described real estate situated and being in the County of Douglas and State of  
Kansas, to-wit:

The following five acre tract located in Section thirty-four (34), Township fourteen  
(14) South, Range Twenty (20) East, Douglas County, Kansas, and described as follows:

Beginning at a point in the center of Main Street (also  
known as Dell Road) and the center of vacated Fifth Street  
in the vacated town of Palmyra, thence East along the center  
of vacated Fifth Street, 518 feet; thence North 420.46 feet;  
thence West 518 feet to the center line of Main Street; thence  
South along the center line of Main Street to the point of  
beginning.

Containing in all five acres more or less.

with the appurtenances and all the estate, title and interest of the said party of the first part therein.

And the said party of the first part do hereby covenant and agree that at the delivery hereof, 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

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties of the first part shall at all times during the life of this Indenture, pay all taxes  
and assessments that may be levied or assessed against said real estate when the same become due and payable, and that  
they keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and  
directed by the party of the second part, the loss, if any, made payable to the party of the second part to the extent of  
interest. And in the event that said party of the first part shall fail to pay such taxes when the same become due and payable or to keep  
said premises insured as herein provided, then the party of the second part may pay said taxes and insurance, or either, and the amount  
so paid shall become a part of the indebtedness, secured by this Indenture, and shall bear interest at the rate of 10% from the date of payment  
until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of  
Three Thousand (\$3,000.00) and no/100 DOLLARS.

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the  
day of September, 1960, and by these terms made payable to the party of the second  
part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the  
said party of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event  
that said party of the first part shall fail to pay the same as provided in this Indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged.  
If default be made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real  
estate are not paid when the same become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said  
real estate are not kept in as good repair as they are new, or if waste is committed on said premises, then this conveyance shall become absolute  
and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this Indenture  
is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for  
the said party of the second part to take possession of the said premises and all the improve-  
ments thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom, and to  
sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to  
retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any there be,  
shall be paid by the party of the second part making such sale, on demand, to the first party of the first part.

It is agreed by the parties hereto that the terms and provisions of this Indenture and each and every obligation therein contained, and all  
benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives,  
assigns and successors of the respective parties hereto.

In Witness Whereof, the party of the first part has hereunto set their hand and seal the day and year  
last above written.

Ruth H. Ferry (SEAL)  
Ruth H. Ferry (SEAL)  
Charles L. Ferry (SEAL)  
Charles L. Ferry (SEAL)