

77099 BOOK 128

MORTGAGE

(NO. 228)

Buyer Legal Blanks - CASH STATIONERY CO., Lawrence, Kansas

This Indenture,Made this Third day of JuneA. D. 19 61 between Iver J. Kloster and Erna M. Kloster husband & wifeof Goodman in the County of McDonald and State of Missouri
of the first part, and The Trustees of the Baker University (a corporation) of Baldwin,
Kansas

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of

Six thousand five hundred (6,500)

DOLLARS,

to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant,
bargain, sell and Mortgage to the said party of the second part its successors heirs and assigns forever,
all that tract or parcel of land situated in the County of Douglas and State of
Kansas, described as follows, to-wit:Lots Numbered 102, 104 and 106 on Newton Street,in the City of Baldwin, in Douglas County, Kansas,according to the recorded plat thereof

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

And the said parties of the first part

do hereby covenant and agree that at the delivery hereof they are 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 whatsoeverThis grant is intended as a mortgage to secure the payment of Six thousand five hundred (6,500)Dollars, according to the terms of one certain note this day executed and delivered by the
said parties of the first part

to the

said party of the second partand this conveyance shall be void if such payments be made as herein
specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up
thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the
said party of the second part its successors heirs and assigns at any time thereafter, to sell the premises
hereby granted, or any part thereof, in the manner prescribed by law; and out of all the money's arising from such sale to retain the amount
then due for principal and interest, together with the costs and charges of making such sale, and the surplus, if any there be, shall be
paid by the party making such sale, on demand, to said parties of the first part,their heirs and assignsIn Witness Whereof, The said parties of the first part have hereunto set their
hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of

Iver J. Kloster (SEAL)
Erna M. Kloster (SEAL)
Erna M. Kloster (SEAL)

STATE OF KANSAS

Douglas

County,

Be It Remembered, That on this Third day of June A. D. 19 61before me, Robert A. Ridley, a Notary Publicin and for said County and State, came Iver J. Kloster and Erna M. Kloster
husband and wifeto me personally known to be the same person who executed the within instrument of
writing, and duly acknowledged the execution of the same.IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on
the day and year last above written.My Commission expires July 24 19 61

Notary Public

Recorded June 7, 1961 at 3:15 P.M.

RELEASE.

The note herein described having been paid in full, this mortgage is hereby released, and the
lien thereby created discharged. As Witness my hand this first day of December 1961.

(Corp. Seal)

The TRUSTEES of the Baker University

By (W. I. Boone) President

This release
was written
on the original
mortgagethis 6 day
of December
19 61Harold A. Beck
Reg. of DeedsBy James Beers
By