

MORTGAGE

(NO. 52B)

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

This Indenture, 84518 BOOK 134
Made this 14th day of June
A. D. 1963, between Lester Groom and Myrtle Groom, his wife

of Baldwin City, in the County of Douglas and State of Kansas
of the first part, and the Trustees of the Baker University

of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of TEN THOUSAND NINE HUNDRED AND NO/100 (\$10,900.00) 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:

West three (3) feet of Lot 106, all of Lot 108, and
the east thirty two (32) feet of Lot 110, Fremont
Street, Baldwin City, 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 Lester Groom and Myrtle Groom

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 whatsoever

This grant is intended as a mortgage to secure the payment of TEN THOUSAND NINE HUNDRED AND NO/100 Dollars, according to the terms of one certain note this day executed and delivered by the said Lester Groom and Myrtle Groom to the said party of the second part its successor and assigns

and 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 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 overplus, 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 assigns

In 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

Lester Groom (SEAL)
Myrtle Groom (SEAL)
Myrtle Groom (SEAL)

STATE OF KANSAS

Douglas County, ss.

Be It Remembered, That on this 14 day of June A. D. 1963

before me, _____, a Notary Public

in and for said County and State, came Lester Groom and Myrtle Groom,
his wife

to 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 1965

Robert G. Ridley Notary Public

Recorded June 18, 1963 at 9:40 A. 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 August 1967

The TRUSTEES of the BAKER UNIVERSITY, By Donald O. Nutt
(Finance Sec'y)

(Corp. Seal)

Harold A. Beck, Register of Deeds
By James B. Beck, Deputy
This release was made on the original mortgage of Lester Groom and Myrtle Groom dated June 14, 1963.
James B. Beck
Reg. of Deeds