

M O R T G A G E

THIS INDENTURE, made this 1st day of June, 1963, by and between the CHURCH OF CHRIST, Baldwin City, a Kansas Religious Corporation, duly licensed and authorized to do business in the State of Kansas, Party of the First Part, and Jim R. Andrews, Earnest P. Sherlock, and Clyde S. Howe, Parties of the Second Part; said second parties being Trustees designated as Mortgage Holding Trustees of the Church of Christ, Baldwin City in a Trust Agreement dated the 1st of June, 1963.

## W I T N E S S E T H :

That the said Party of the First Part for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by the Parties of the Second Part, the receipt whereof is hereby acknowledged, have granted, bargained and sold and by these presents do grant, bargain, sell, convey and assign forever, all of the following described real estate, lying and situated in Douglas County, Kansas, to-wit:

Lots 136, 138, 140, 142, 144 and 146, Baker Street, Baldwin City, Douglas County, Kansas

to have and to hold the same, with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining unto the Parties of the Second Part and to their Successors and assigns forever; and said Party of the First Part does hereby covenant and agree that at the delivery hereof, it is the lawful owner of the above described premises and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances and that it will warrant and defend the same in the quiet and peaceable possession of the Parties of the Second Part, their successors and assigns forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that this instrument is made, executed and delivered upon the following conditions, to-wit:

First: Said Party of the First Part is justly indebted unto said Parties of the Second Part in the principal sum of \$60,000.00 lawful money of the United States of America, evidenced by first mortgage bonds described as follows:

First mortgage bonds in the aggregate amount of \$60,000.00 in denominations of \$100.00, \$500.00 and \$1,000.00, all bearing interest at six per cent (6%) per annum from the first day of June, 1963; said bonds falling due as specified on and in said bonds over a fifteen (15) year period.

The money for interest and principal retirement to be paid by Party of the First Part to Parties of the Second Part at least ten (10) days prior to the first day of December and June commencing December 1, 1963, after issue until paid in full. Said payments to be made by Party of the First Part to Parties of the Second Part at the Church of Christ, Baldwin City, Kansas.

Said Parties of the Second Part to receive such monies and to remit same to the bond holders as required in and by said bonds and under the terms and conditions of the Trust Agreement heretofore referred to.

Second: The Party of the First Part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due and