

MORTGAGE BOOK 147 10209 (No. 521) The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 28th day of July, 1967, between
Tri-In-Co., Inc. (A Corporation)of Baldwin, in the County of Douglas and State of Kansas
party 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 party of the first part, in consideration of the sum of
Sixteen Thousand Five Hundred and No/100 (\$16,500.00) DOLLARS
to it duly paid, the receipt of which is hereby acknowledged, has sold, and by
this indenture does 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: Lot Number Fourteen (14), Trailside Addition to the city of
Baldwin City, Kansas

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 does hereby covenant and agree that at the delivery hereof it is 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 it will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the party 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 it will
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 its
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 Sixteen Thousand Five Hundred and
No/100 (\$16,500.00) DOLLARS,

according to the terms of ONE certain written obligation for the payment of said sum of money, executed on the
day of July 1967, and by its terms made payable to the party of the second
part 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
said party of the first part shall fail to pay the same as provided in this indenture.

It is agreed that this indenture shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged.
In default of 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, or if 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 now, or if waste is committed on said premises, then this conveyance shall become absolute
and the same shall remain 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 party of the second part or its assigns 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 overplus, if any there be,
shall be paid by the party of the first part making such sale, on demand, to the first party.

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 caused this mortgage to be signed in
its behalf by its President, duly authorized so to do, and to be attested
by its Secretary this 28th day of July, 1967.

Ralph Polson President Tri-In-Co Inc. (SEAL)

Joan P. Polson Secretary (SEAL)

STATE OF Kansas
Douglas COUNTY, ss.



BE IT REMEMBERED, That on this 28th day of July A. D. 1967
before me, a Notary Public in the aforesaid County and State,

came Ralph W. Polson, President of Tri-In-Co Inc. and
Joan P. Polson, Secretary of Tri-In-Co Inc., a corporation,

to me personally known to be the same person, who executed the foregoing instrument and duly
acknowledged the execution of the same, to be the act and deed of said
corporation, IN WITNESS WHEREOF, have hereunto subscribed my name, and affixed my official seal on the day and
year last above written.

My Commission Expires

December 12 1967

Hale Steele

Notary Public

Recorded August 28, 1967 at 2:58 P.M.

Janice Bean Register of Deeds