

This Indenture, Made this 25th day of March, 1968 between
John Arthur Clippinger and Mary Viola Clippinger, joint tenants with
rights of survivorship
of Swampscott, in the County of Douglas and State of Massachusetts
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 part 1st of the first part, in consideration of the sum of
\$15,000.00 (Fifteen Thousand 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 part 2nd of the second part, the
following described real estate situated and being in the County of Douglas and State of
Kansas, to-wit:

All of Lot Number Three (3), Trailside subdivision
in Baldwin City, Kansas

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein.

And the said part 1st of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners
of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

WITNESSETH

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 part 1st 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 becomes due and payable, and that they 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 part 2nd of the second part, the loss, if any, made payable to the part 2nd of the second part to the extent of its
interest. And in the event that said part 1st 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 part 2nd 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

Fifteen Thousand and No/100

(\$15,000.00)

DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, executed on the
day of March, 1968, and by its terms made payable to the part 2nd 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 part 2nd 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 part 1st 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 now, 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 part 2nd of the second part OR ITS RESIDUES 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 part 2nd making such sale, on demand, to the first part 1st.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation herein 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 part 1st of the first part has its hereunto set their hand and seal on the day and year
last above written.

John Arthur Clippinger (SEAL)

John Arthur Clippinger (SEAL)

Mary Viola Clippinger (SEAL)

Mary Viola Clippinger (SEAL)

STATE OF Massachusetts

COUNTY, SS.

BE IT REMEMBERED, That on this 25th day of March, A. D. 1968
before me, a Notary Public in the aforesaid County and State,
came John Arthur Clippinger and Mary Viola Clippinger

to me personally known to be the same person as who executed the foregoing instrument 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 March 7, 1972

Oliver W. Coughlin
Oliver W. Coughlin Notary Public

Recorded April 1, 1968 at 3:01 P.M.

Janice Beem Register of Deeds