

FORM NO. 1119 CLASS I

DEARBORN STATIONERY CO., 908 Walnut, Kansas City, Mo.

14901 **Kansas Real Estate Mortgage**
BOOK 151 CORPORATION

This Mortgage, Made this 19th day of August in the
year of Our Lord One Thousand Nine Hundred Sixty Eight by and between THE TAU BUILDING
ASSOCIATION OF ALPHA DELTA PI, a corporation organized and existing under the laws of
the state of Kansas, party of the first part, and

LAWRENCE NATIONAL BANK AND TRUST CO., LAWRENCE, KANSAS, party of the second part,

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, for and in consideration of the sum of
Thirty Thousand and no/100-----DOLLARS,
to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has
granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said
party of the second part, and to its heirs and assigns forever, all of the following described
tract, piece, and parcel of land lying and situate in the County of Douglas
and State of Kansas, to-wit: Beginning at a point on the North line of Oxford Road 637 feet
South and 1200.05 feet West of the center of Section 36, Township 12, Range 19, thence
East along the North line of Oxford Road 186 feet, thence to the left on a curve of a 25
foot radius 47.58 feet to the West line of High Drive, thence along the West line of High
Drive to the right on a curve of a 350 foot radius 49.17 feet, thence along the West line
of High Drive to the right on a curve of a 70 foot radius 12.83 feet, thence North 104.33
feet to the South line of Cambridge Place and the West line of High Drive, thence West
along the South line of Cambridge Place 195 feet, thence South 200 feet to the place of be-
ginning; the same being further described as Lot 5 in Fraternity Quadrangle in West Hills,
TO HAVE AND TO HOLD the same with all and singular, the hereditaments and appurtenances thereto belonging, unto
the said party of the second part, and to its heirs and assigns forever, provided always, and this instrument is made,
executed and delivered upon the following conditions, to-wit: Including rents, issues and profits thereof pro-
vided however that Mortgagors shall be entitled to collect and retain rents, issues, & profits
until default hereunder.

WHEREAS, THE TAU BUILDING ASSOCIATION OF ALPHA DELTA PI
the said party of the first part has this day made, executed and delivered to the said party of the second part its Promissory
Note of even date herewith, by which it promises to pay to the said
LAWRENCE NATIONAL BANK AND TRUST CO.
received Thirty Thousand and no/100-----DOLLARS,
due 19 with interest from to maturity at the rate of 7%
per cent per annum payable semi-annually, as evidenced by monthly payments
for the sum of \$ 348.34 each, falling due on the fifteenth days of the month and due in each year, both
principal and interest notes are payable at The Lawrence National Bank and Trust Co., Lawrence, Kansas
and bear interest from maturity until paid at the rate of ten per cent per annum, payable semi-annually.

NOW, If the said TAU BUILDING ASSOCIATION OF ALPHA DELTA PI
shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with interest thereon, according to
the tenor and effect of said note, then these presents shall be null and void. But if said sum of money or either of them, or
any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum
and interest shall, at the option of said party of the second part or assigns, by virtue of this Mortgage, immedi-
ately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land
and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and
payable, then in like manner the said note, and the whole of said sum shall immediately become due and payable; and upon
forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the party of the second part,
heirs, executors, administrators and assigns, shall be entitled to a judgment for the sum due upon said note
and the additional sums paid by virtue of this Mortgage, and all costs and expenses of enforcing the same, as provided by
law, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said
premises of said party of the first part, its assigns and all persons claiming under it, at which sale, appraisalment of said property
is hereby waived by said party of the first part, and all benefits of the Stay Laws of the State of Kansas are hereby waived by
said party of the first part. And the said party of the first part shall and will at its own expense from the date of the execution
of this Mortgage until said note and interest, and all liens and charges by virtue hereof, are fully paid off and discharged, keep
the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do
business in the State of Kansas, to the amount of thirty thousand and no/100-----Dollars,
for the benefit of the said party of the second part or his assigns; and in default thereof said party of the second part
may at his option effect such insurance in one name, and the premium or premiums, costs, charges
and expenses for effecting the same shall be an additional lien on said mortgaged property, and may at his option pay any taxes
or statutory liens against said property, all of which sums with 7 per cent interest may be enforced and collected in the
same manner as the principal debt hereby secured.

AND the said party of the first part does hereby covenant and agree that at the delivery hereof said
TAU BUILDING ASSOCIATION OF ALPHA DELTA PI 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 incumbrance and that it will
Warrant and Defend the same in the quiet and peaceable possession of said party of the second part its heirs and
assigns forever; against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has caused this instrument to be signed on its behalf, by its
President, and to be attested by its Secretary, and has caused its seal to be affixed the day and year above stated.

THE TAU BUILDING ASSOCIATION OF ALPHA DELTA PI

ATTEST

Loretta J. Hiatt, Secretary

By Iris R. Sellers
Iris R. Sellers, President