

MORTGAGE.

From The Phi Mu Fraternity

To The Aetna Building & Loan Association.

State of Kansas Douglas County, ss;
This instrument was filed for record on the 10th
day of October A.D. 1924 at 8:35 AM.

By Don E. Wellman
Register of Deeds.

By Don E. Wellman Deputy.

KNOW ALL MEN BY THESE PRESENTS, That The Phi Mu Fraternity of Baldwin Kansas, a corporation, through its duly organized and acting Board of Trustees, Gertrude Callahan, Genevieve Easkins, Marjory Wilson, Gerva Archer Baker and Laverne Wedd Riley, of the County of Douglas and State of Kansas, and in consideration of the sum of Four Thousand Dollars in hand paid by The Aetna Building and Loan Association of Topeka Kansas do hereby sell and convey unto the said The Aetna Building and Loan Association, and its successors the following described premises, situated in the County of Douglas and the State of Kansas, to-wit:

Lots Nineteen (19) Twenty- (20) Twenty- one (21) and Twenty- two (22'), on Eighth Street Baldwin City, Douglas County, Kansas;

To Have and To Hold the above granted premises with all the appurtenances thereto belonging, unto the said Grantee and its successors forever, by its duly authorized and acting Board of Trustees and its successors in its office,

And the said Grantor, for itself and their successors in office, covenants with the said Grantee and its successors that the said premises are free from incumbrance and that it has a good lawful claims of all persons whomsoever.

And the said Grantors for themselves and their heirs executors administrators and assigns, hereby further promise and agree that if at any time the above described real estate be not occupied by the then owners thereof as a homestead the rents and profits accruing from the use thereof are hereby assigned to the said The Aetna Building and Loan Association to be collected by it and all or so much as may be necessary of the money so collected may be used and applied by it in liquidation of the above obligation the balance if any to be turned over to the legal owners of said real estate.

THE CONDITIONS OF THIS MORTGAGE ARE SUCH, That whereas the said The Phi Mu Fraternity of Baldwin, Kansas, by its said directors, has assigned, transferred and set over unto the said The Aetna Building and Loan Association as a further security for the payment of the promissory note hereinbefore mentioned, Eight Shares of Series Stock in Class "A" No. 57692 issued by The Aetna Building and Loan Association, on which the monthly dues are twenty dollars, payable on the 5th day of each month and has executed and delivered to the said Aetna Building and Loan Association, its promissory note, calling for the sum of Four Thousand Dollars, with interest at the rate of Thirty - three and 33/100 Dollars per month; both interest and dues payable on the fifth day of every month until sufficient assets accumulate to pay to each shareholder five hundred dollars per share of stock held by him, according to the by-laws of The Aetna Building and Loan Association, which said note is in words and figures as follows:

\$4,000.00

First Mortgage Real Estate Note.

No. 57692

Loan Association of Topeka Kansas, on or before ten years after date, Four Thousand Dollars, with interest thereon from date thereof, in monthly installments of \$33.33 Dollars also, monthly dues on Eight shares of stock in the sum of Twenty Dollars, both interest and dues being payable on the 5th day of each month every month until sufficient assets accumulate to pay each shareholder five hundred dollars per share for every share held by him in accordance with the by-laws of said Association and in case of default in the payment of interest, or dues, or any part thereof, at the stated times, or failure to comply with any of the conditions or agreements contained in the First Mortgage on Real Estate given to secure the payment thereon, then this note shall immediately become due and payable at the option of the legal holder hereof, and shall after such default bear ten per cent interest per annum. Appraisement waived. Dated at Baldwin, Kansas, the 11th day of August, 1924 /

The Phi Mu Fraternity of Baldwin, Kansas, a corporation, by its duly authorized and acting Board of Trustees:

Genevieve Easkins
Gerva Archer Baker

Gertrude Callahan
Marjory Wilson
Laverne Wedd Riley

Now, if the said Grantor, by its duly authorized and acting Board of Trustees or their successors in office, shall well and truly pay the aforesaid note according to the tenor thereof and all assessments, dues and fines on said stock to the said The Aetna Building and Loan Association, or its successors, and keep said premises insured against fire and tornado, and pay all taxes, rates, liens, charges and assessments upon or against said property, and keep the same in good repair, as herein provided, then this Mortgage shall be void; otherwise to remain in full force and virtue in law. It is further agreed, that if default shall be made in the payment of said sums of money - or any part thereof, as hereinbefore specified, or if the taxes, rates, insurance, liens, charges and dues assessed or charged on the above real estate shall remain unpaid for the space of six months after the same are due and payable then the whole indebtedness including the amount of all assessments, dues and fines on said stock shall become due, and the said Grantee or its successors may proceed by foreclosure, or any other lawful mode to collect the same, and said Grantee shall be entitled to the possession of said premises and of said property. But the Board of Directors of said Association may at their option pay or cause to be paid the said taxes, charges, insurance, rates, liens and assessments so due and payable, and charge them against said Grantor or assigns, and the amount so paid shall be a lien on said mortgaged premises until the same be paid, and may be included in any judgment rendered in any proceeding to foreclose this mortgage; but whether they elect to pay such taxes, insurance, charges, rates, liens and assessments, or not, it is distinctly understood that in all cases of delinquencies as above enumerated, then in like manner, the said note and the whole of said sum shall immediately become due and payable. Appraisement waived.

Witness our hands this 11th day of August, 1924.

The Phi Mu Fraternity of Baldwin, Kansas, a corporation, by its duly authorized and acting Board of Trustees;

Gertrude Callahan
Marjory Wilson

Genevieve Easkins
Gerva Archer Baker (Trustee)
Laverne Wedd-Riley.

The following is a correct copy of the original instrument as recorded in the office of the Register of Deeds, Douglas County, Kansas, on the 10th day of October A.D. 1924 at 8:35 AM. This instrument was filed for record on the 10th day of October A.D. 1924 at 8:35 AM. By Don E. Wellman, Deputy.

Recorded May 29 1926
 Don E. Wellman
 Register of Deeds