

This conveyance is junior and subsequent to a mortgage upon the same real estate for \$7,000.00 of even date herewith, in which each party is the same as herein.

It is agreed that if two promissory note, one for \$245.00 payable in three annual installments, (the last installment falling due January 1st 1928 and one for \$219.30 Due January 1st 1925 with interest at 7% per annum at the office of said Company, in the City of Kansas City Missouri, made and delivered this day by the first party to the second party and secured hereby, be paid according to the terms thereof, and the several coupons named in said prior mortgage be paid as herein provided and the several agreements made by said first party, in said prior mortgage be faithfully performed. then this conveyance shall be void and be released at the expense of the first party or assigns.

If however any installment of the said promissory note-- or any of said coupons become delinquent, or the second party pay out any sum or sums under the terms of said prior mortgage, for insurance taxes, assessments, or to procure release of statutory lien claims, or the said prior mortgage is paid off in full, then at the election of said second party, the whole of the balance of said installment note shall become due and shall bear interest at the rate of ten per centum per annum from the date thereof; and to any judgment rendered upon said note there may be added the amount of the said coupons then delinquent, and all sums so paid for insurance taxes assessments and to release statutory lien claims with interest upon mortgage shall be applied in the payment of the entire amount so found to be due; the said installment note secured by this mortgage is given in consideration of services rendered and expenses of second party in and about the making and sale of, and for commissions upon the loan of money to the first party secured by the prior mortgage mentioned above.

It is further stipulated and agreed by the first party that upon the institution of proceedings to foreclose this mortgage, the plaintiff therein shall be entitled to have a receiver appointed by the court to take possession and control of the premises described herein and to collect the rents and profits thereof, under the direction of the court, without proof required by statute, the amount so collected by such receiver to be applied, under the direction of the court, to the payment of any judgment rendered or amount found due upon the foreclosure of this mortgage.

In case this mortgage is foreclosed, the sale thereunder may be made with or without appraisal, at the option of the said second party its successors or assigns.

Dated this 24th day of October 1924

State of Kansas }
Douglas County } ss;

Chas. H. Lemon
Carrie M. Lemon

Be It Remembered That on this 25th day of October 1924 before me, a Notary Public in and for said County and State, came Charles H. Lemon and Carrie M. Lemon, his wife, who are personally known to me to be the same persons who executed the foregoing instrument of writing, and such persons duly acknowledged the execution of the same.

Witness my hand and official seal the day and year last above written.

L.S.
My Commission expires;
April 20, 1925. 1.

C. B. Holmes.
Notary Public.

The following is entered on the original instrument. Book 62, page 2.

From
Washburn College
To
The Pioneer Mortgage Co.-

ASSIGNMENT

State of Kansas Douglas county, ss;
This instrument was filed for record on the
24th day of October, 1924 at 3:30 P.M.

John E. Wellman
Register of Deeds
By *John E. Wellman* Deputy.

FOR VALUE RECEIVED, WASHBURN COLLEGE, hereby assigns the within Mortgage and the debt secured thereby to The Pioneer Mortgage Company, Oct. 20, 1924.

(Corp. Seal.)

Washburn College
By D.L. McEachron, Vice Pres.

State of Kansas }
Shawnee County } ss;

Be It Remembered That on this 20th day of October 1924, before me, the undersigned Notary Public in and for the County and State aforesaid, came, D.L. McEachron, Vice President of Washburn College, a corporation to me personally known to be such officer, and the same person who executed the foregoing assignment of mortgage on behalf of said corporation and he duly acknowledged the execution of the same as his free act and deed as such officer and the free act and deed of said corporation.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

L.S.
(My Commission expires;
February 15, 1925)

J.E. Rosebrough,
Notary Public,

From
Phi. Mu. Fraternity.
To
Flora J. McClure.

MORTGAGE

State of Kansas, Douglas County, ss;
This instrument was filed for record on the
24th day of October 1924 at 3:55 P.M.

John E. Wellman
Register of Deeds.
By *John E. Wellman* Deputy

THE INDENTURE, made this 11th day of August in the year of our Lord one thousand nine hundred and Twenty-four- between The Phi Mu Fraternity of Baldwin City, in the County of Douglas and State of Kansas parties of the first part and Flora J. McClure part--of the second part.

Reg. Fee \$5.00
1650
See next
page for
Release