

indebtedness secured by this Mortgage or any interest thereon, be not paid when due, or if default be made in any covenant or agreement herein contained, then this conveyance shall become absolute and the whole of said principal note shall immediately become due and payable at the option of the party of the second part, and no failure of the party of the second part to exercise any option to declare the maturity of the debt hereby secured shall be deemed a waiver of right to exercise such option any other time as to any past, present or future default hereunder; and in case of default of payment of any sum herein covenanted to be paid when due, the said first parties agree to pay to the said second party, interest at the rate of ten per cent. per annum, computed annually on said principal note, from the date of default to the time when said principal and interest shall be fully paid.

IN WITNESS WHEREOF, The said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year above mentioned

Hulda Seale.
Geo. W. Hunsinger.
P. E. Schulmeyer.

Minnie Seale (Seal)
Henry G. Seale (Seal)
Mary Hunsinger
Louise Schulmeyer

State of Kansas,)
(County of Douglas) ss.

BE IT REMEMBERED, That on this 28th day of October A. D. 1925, before me the undersigned a Notary Public in and for the County and State aforesaid, came Minnie Seale, Henry G. Seale, Mary Hunsinger and Louise Schulmeyer Hulda Seale, Wife Geo. W. Hunsinger husband, and P. E. Schulmeyer husband to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

I. C. Stevenson, Notary Public.

(Commission expires Oct 13, 1928-----19--)

DEED

From The Association of Sigma, of Gamma Phi Beta
To The Merchants National Bank,

State of Kansas, Douglas County, ss.
This instrument filed record

May, 5, 1926 11:46 A. M.

Reg. No. 1220

Seal G. Neelman
Register of Deeds.

File Paid 137.50

THIS INDENTURE, Made this first day of October, nineteen hundred and twenty five, by and between THE ASSOCIATION OF SIGMA OF GAMMA PHI BETA, a Corporation duly organized and existing under the laws of the State of Kansas, hereinafter called "The Association", Party of the First Part, and The Merchants National Bank of Lawrence, Kansas, as Trustee, hereinafter called "The Trustee", Party of the Second Part;

WITNESSETH:

THAT WHEREAS, The Association has the authority under its charter, among other things, to acquire and manage property, both real and personal, for the furtherance of educational, social, benevolent and charitable purposes, and to mortgage the same for corporate purposes; and

WHEREAS, The Association has acquired and is now the owner of the real estate herein after described and has begun the work of erecting a home (sorority house) to be occupied and used for the purposes for which the Association was incorporated; and

Whereas, by a resolution unanimously adopted, at a meeting of members of the Association duly and regularly held on the 7th day of September, 1925, the Board of Directors was authorized and empowered to borrow in the name of the Association, Fifteen Thousand (\$15,000.00) Dollars, for the purpose of erecting and completing the said home, and for such purpose to execute and sell bonds of the Association, executed in its name by its corporate officers to the amount of Fifteen Thousand (\$15,000.00) Dollars, in such denominations and form and on such terms as the Board of Directors shall determine, and to cause to be executed in the name of the Association and under its corporate seal, a second mortgage or deed of trust upon the real estate hereinafter described, to secure the payment of said bonds on such terms and conditions as the Board of Directors may determine; and

WHEREAS: The Board of Directors of said Association at a meeting thereof, thereafter duly and regularly held on the 26th day of September, 1925, at which all of the directors were present, did by an affirmative vote of all of said directors, resolve that pursuant to and for the purposes set out by said resolution by said members of the Association, the Association borrow the sum of Fifteen Thousand, (\$15,000.00) Dollars and issue and dispose of its bonds for that amount, to be known as Second Mortgage Bonds of The Association of Sigma of Gamma Phi Beta. Said bonds to be numbered from one (1) to one hundred and sixty three (163), both inclusive, numbers one (1) to one hundred and thirty seven (137) to be for One Hundred (\$100.00) Dollars each, and bonds numbered from one hundred and thirty eight (138) to one hundred and sixty-three (163) both inclusive, to be for Fifty (\$50.00) Dollars each. That all of said bonds bear date of October First, 1925, and become due on October First, 1930 and bear interest at the rate of six (6%) percent per annum, payable annually, interest to be evidenced by coupons thereto attached. That said bonds be issued in the usual form, payable to bearer or to the registered holder thereof, at the Merchants National Bank of Lawrence, Kansas, and registered by the Trustee when sold.

NOW, THEREFORE, The Association, Party of the First Part, in consideration of the premises and covenants herein contained, and of the sum of One (\$1.00) Dollar, to it in hand paid by said Trustee, Party of the Second Part, receipt of which is hereby acknowledged, and in order to secure the payment of principal and interest of the bonds herein mentioned, does by these presents, GRANT, SELL, BARGAIN AND CONVEY unto the Trustee, Party of the Second Part, the following described real estate situated in Douglas County, Kansas, to-wit:

The South fifty feet (50') of Lot Six (6), All of Lots Seven (7) and Fourteen (14), and vacated twenty feet (20') West of and adjoining said Lot Fourteen (14), University Heights, an Addition adjacent to the City of Lawrence, Kansas, located in the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-six (36), Township Twelve (12), Range Nineteen (19).

TO HAVE AND TO HOLD the said above described and granted premises together with all improvements, rights, privileges and appurtenances thereunto, to the said Trustee, Party of the Second Part, and unto its successor in this trust and unto its grantees and assigns forever, IN TRUST, HOWEVER, to secure for the equal and proportionate benefit and security of the holder or holders of any and every of said bonds and interest coupons, and for the enforcement of the payment thereof, without preference to any of said bond-holders by reason of priority as to the time of issuance or