

Reg. No. 1247
 Fee Paid \$6.25

MORTGAGE

State of Kansas Douglas Co., ss
 This instrument filed for record
 Nov. 17th, at 10:50 A.M. 1925.
Geo. E. Williams
 Register of Deeds

From Beta Gamma House Association
 To Robert A. Smythe, Grand Treas.

THIS INDENTURE, Made this 20th day of May, A.D. 1925, between The Beta Gamma House Association, a Corporation, duly organized under the laws of Kansas, of Lawrence in the County of Douglas and State of Kansas, of the First Part, and ROBERT A. SMYTHE, Grand Treasurer of the Pi Kappa Alpha Fraternity, of the second part, WITNESSETH;

That said Party of the First Part in consideration of the sum of ---Two Thousand Five Hundred Thirty Eight Dollars (\$2538.00) to it duly paid, the receipt of which is hereby acknowledged has sold and by these presents does grant, bargain, sell and mortgage to the Party of the Second Part his heirs and assigns forever, all that tract or parcel of land situate in the County of Douglas and State of Kansas, described as follows, to-wit:

Lots Nos. 214, 216 and 218, all on Louisiana Street in the City of Lawrence, State of Kansas;

with all the appurtenances, and all the estate, title and interest of the Party of the First Part therein, and the said Beta Gamma House Association does hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted and seized of the good and indefeasible estate or inheritance there, free and clear of all incumbrances save and excepting mortgage to ---Central Trust Company in the sum of \$ 24,200.00 dated the 28 day of May, 1925.

This Grant is intended as a mortgage to secure the payment of the sum of ---Two Thousand Five Hundred Thirty Eight Dollars (\$2538.00) according to the terms of a certain negotiable, promissory note for the sum of Two Thousand Five Hundred Thirty Eight Dollars (\$2538.00) payable in installments as specified in the face of the note itself, this day executed and delivered by the said The Beta Gamma House Association to the said Party of the Second Part. Said Note is payable in sixteen certain installments beginning November 1, 1925 and ending on May 1, 1937 and bears interest only on delinquent payments of principal at the rate of six per cent per annum, and provides that upon the failure to pay any installment of principal when due all succeeding installments of principal shall immediately become due and payable at the option of the holder of said note.

And this conveyance shall be void if such payment be made as herein specified and as specified on the face of said note which this mortgage secures, but if default be made in such payments or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute and the whole amount shall become due and payable and it shall be lawful for the said party of the Second Part, his executors, administrators and assigns at any time thereafter 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 due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to said The Beta Gamma House Association, its successors and assigns.

In Witness Whereof, the said Party of the First Part by its officers duly authorized has hereunto set its name and seal the day and year first above written.

The Beta Gamma House Association

By A. Harry Bennett
 P Resident

Attest: Spencer A. Gard
 Secy. Treas.

Corp Seal

State of Texas
 County of Wichita ss;

Be It Remembered that on this 20 day of June, 1925, before me the undersigned a notary public in and for the County and State aforesaid, came A. Harry Bennett president of The Beta Gamma House Association, a corporation, who is personally known to me to be the same person who executed the within instrument of writing as president of said corporation, and such person duly acknowledged the execution of the same as president of said corporation and acknowledged the same to be the act of said corporation.

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

L.S.
 My Commission expires June 1, 1927.

James M. Williams
 Notary Public.

From James Dyer
 To Union Central Life Ins.

MORTGAGE.

State of Kansas, Douglas Co., ss
 This instrument was filed for record on
 Nov. 19, 1925, at 8:50 A.M.

Geo. E. Williams
 Register of Deeds.

This Indenture, Made and executed this 14th day of November 1925 by James Dyer, unmarried of Douglas County, Kansas party of the first part, and The Union Central Life Insurance Company of Cincinnati Ohio, party of the second part;

Witnesseth, That the said party of the first part for and in consideration of the sum of Sixty Five Hundred (\$6500.00) Dollars paid by the said party of the second part the receipt of which is hereby acknowledged, mortgages and warrants unto the said party of the second part, its successors and assigns forever, the certain tract or parcel of real estate situated in Douglas County, Kansas, described as follows, to-wit:

The northeast quarter of section sixteen (16) Township Fifteen (15) Range nineteen (19) east of the sixth Principal Meridian, containing one hundred and sixty (160) acres more or less.

To secure the payment of a debt evidenced by certain promissory note of even date herewith signed by James Dyer and Walter L. Dyer party of the first part and payable to the said party of the second part at its Home Office in Cincinnati Ohio, more fully described as follows:

One principal note for the sum of Sixty five Hundred Dollars, payable on March 1, 1936 or in partial payments prior to maturity in accordance with stipulation therein, with interest from date until paid at the rates therein specified; interest until maturity being evidenced by interest notes of even date which draw interest after maturity until paid at the rate therein specified.

The said party of the first part hereby covenants and agrees with the said party of the

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