

MORTGAGE RECORD 67

407

SAUL BOWEN STATIONERY CO KANSAS CITY MO 64116

day and year first above written.

Attest:

Leonard Lee.
Rosa C. Lee.

State of Kansas
Douglas County ISS

Be it remembered, That on this the 21 day of June A.D. 1926 before me the undersigned a Notary Public in and for said county and state came Leonard Lee and Rosa C. Lee his wife who are personally known to me to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same.

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

LS

My commission expires March 30" 1928

Jennie Watt
Notary Public.

From
Alpha Chi Omega
To
F.A. Beverlin

MORTGAGE

State of Kansas, Douglas Co. ss
his instrument was filed for record
Aug. 12, 1926. At 10.40 A.M.

J. E. Williams 1945
Register of Deeds. Per. No. 16.25

This Indenture, Made this 23 day of July, in the year of our Lord one thousand nine hundred twenty six, by and between The Alpha Chi Omega Alumnae Association, a Kansas Corporation in the county of Douglas and State of Kansas, "Party of the first part". And F.A. Beverlin, "Party of the Second Part"

Witnesseth; That the said party of the first part in consideration of the sum of Six Thousand Five Hundred Dollars (\$6,500.00) to it duly paid, the receipt and sufficiency of which is hereby acknowledged, has sold and by these presents does grant, bargain, sell and mortgage to the said party of the second part, his heirs and assigns forever, all that tract or parcel of land situated in the county of Douglas and state of Kansas, described as follows, to-wit:

All of lot six (6) of Oread Heights, a subdivision of block three (3) of Oread Addition to the city of Lawrence, except a part of said lot as follows: Beginning at the northeast corner of lot six (6) thence west along the north line of this lot twenty five feet (25') thence south on line between lots six (6) and seven (7) twenty five feet (25') thence east parallel to the north line of this lot twenty five feet (25') thence north along the east line of said lot to place of beginning, with the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said The Alpha Chi Omega Alumnae Association, a Kansas Corporation does hereby covenant and agree that at the delivery hereof, it 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 incumbrances, except one certain mortgage in the sum of Twenty five Thousand Dollars (\$25,000.00) to the Aetna Building and Loan association, of Topeka, Shawnee County, Kansas, and that it will warrant and defend the same against all claims whatsoever. This grant is intended as a Mortgage to secure the payment of the sum of Six Thousand Five Hundred Dollars (\$6,500.00) according to the terms of one certain promissory note this day executed by the said The Alpha Chi Omega Alumnae Association, a Kansas corporation to the said party of the second part, said note being given for the sum of Six Thousand Five Hundred Dollars (\$6,500.00) dated July 23rd, 1926 due and payable in one (1) year from date hereof with interest thereon from the date thereof until paid, according to the terms of said note.

And this conveyance shall be void if such payment be made as in said note and as is hereinafter specified. And the said party of the first part hereby agrees to pay all taxes, assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee in the sum of Six Thousand Five Hundred Dollars (\$6,500.00) in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the party of the first part; and the expense of such taxes and accruing penalties, interest and costs and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of ten per cent per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part and all sums paid by the party of the second part for insurance, shall be due and payable, or not, at the option of the party of the second part, and it shall be lawful for the party of the second part, his executors, and administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not, at the option of the party of the second part, his executors, administrators or assigns, and out of all moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, 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 the said party of the first part or its assigns.

In Testimony Whereof, The said party of the first part has hereunto set its hand and seal, the day and year first above written.

The Alpha Chi Omega Alumnae Association

Attest:

Persis B. Cook corp. seal
Asst Secretary.

By—Mayne Wilson Havenhill
President.

State of Kansas
County of Douglas ISS

Be it remembered, That on this 23rd day of July, 1926 before me the undersigned, a Notary Public in and for the county and state aforesaid came Mayne Wilson Havenhill President and Persis B. Cook Asst Secretary of The Alpha Chi Omega Alumnae Association, a Kansas corporation who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same as the act and deed of said company for the purposes therein set out.