

MORTGAGE RECORD 75

DEED OF TRUST

 Page No. 204
 File No. 166.2

THIS INDENTURE made this 3rd day of April, 1929, by and between The Alumni of Kansas Chapter of Delta Upsilon, a corporation, party of the first part, and The Central Trust Company, a corporation under the laws of the State of Kansas, having its principal place of business in the City of Topeka, Kansas, and sometimes referred to hereinafter as Trustee, party of the second part,

WITNESSETH that:

WHEREAS, The party of the first part is the owner and holder of the real estate hereinafter described, and desires to procure a loan of Forty Thousand Dollars (\$40,000.00), upon said real estate, and secure the same by mortgage or deed of trust; and

WHEREAS, The President and Secretary of said The Alumni of Kansas Chapter of Delta Upsilon, a corporation, have been duly authorized to make, execute and deliver the bonds of said corporation in the sum of Forty Thousand Dollars (\$40,000.00), for which this mortgage or deed of trust is given as security, by proper resolution passed by the Board of Directors of said corporation; and

WHEREAS, The Alumni of Kansas Chapter of Delta Upsilon, a corporation, has duly executed and is about to issue and dispose of its sixty (60) bonds aggregating Forty Thousand Dollars (\$40,000.00), of which there are three (3) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April in the years 1930, 1931, 1932, 1933 and 1934, four (4) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April in the years 1935, 1936, 1937, and 1938, and twenty (20) bonds in the denomination of One Thousand Dollars (\$1000.00) each, and nine (9) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1939, said bonds being redeemable in accordance with the terms of said bonds as hereinafter set out, and bearing interest from April 1, 1929, at the rate of 5% per annum, payable semi-annually, the first coupon being due on the 1st day of October, 1929, and each coupon thereafter being due at intervals of six (6) months thereafter, upon presentation and surrender of the respective coupons thereto attached as they severally mature.

The semi-annual interest upon such bonds being evidenced by interest coupons thereto respectively attached, bearing the fac-simile signatures of the President and Secretary of said corporation, and said bonds, interest coupons and the Trustee's certificate being substantially in the following form, to wit:

(Form of Bond)

STATE OF KANSAS

THE ALUMNI OF KANSAS CHAPTER OF DELTA Upsilon

FIRST MORTGAGE 5% BUILDING BOND

KNOW ALL MEN BY THESE PRESENTS:

That The Alumni of Kansas Chapter of Delta Upsilon, a corporation, for value received, hereby promises to pay to the bearer, Dollars (\$), in lawful money of the United States of America, on the day of , 19-- , and pay interest thereon from April 1, 1929, at the rate of 5% per annum, payable semi-annually, the first coupon being due October 1, 1929, and each coupon thereafter being due at intervals of six (6) months thereafter upon presentation and surrender of the respective coupons hereto attached, as they severally mature. This bond and the attached coupons are to draw 10% per annum after due or after the default of any interest payment; both principal and interest being payable at the office of The Central Trust Company in Topeka, Kansas.

This bond is one of a series of sixty (60) bonds of like date and effect aggregating Forty Thousand Dollars (\$40,000.00), of which there are three (3) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1930, three (3) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1931, three (3) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1932, three (3) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1933, three (3) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1934, four (4) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1935, four (4) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1936, four (4) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1937, four (4) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1938, and twenty (20) bonds in the denomination of One Thousand Dollars (\$1000.00) each, and nine (9) bonds in the denomination of Five Hundred Dollars (\$500.00) each, maturing on the 1st day of April, 1939, all of which bonds are secured by a first mortgage or deed of trust bearing even date herewith, duly executed and delivered whereby The Alumni of Kansas Chapter of Delta Upsilon, a corporation, has conveyed to The Central Trust Company of Topeka, Kansas, as Trustee, all of the real estate and all of the rights and privileges of said The Alumni of Kansas Chapter of Delta Upsilon, a corporation, as duly set forth in said mortgage or deed of trust, and subject to the terms and conditions of which said mortgage or deed of trust this bond is issued, accepted and held.

This bond and any others of this issue in multiples of One Thousand Dollars (\$1000.00) are subject to redemption on any interest paying date upon the following conditions: Any of such bonds may be redeemed before their due date by payment of One Hundred One Dollars (\$101.00) and accrued interest for each One Hundred Dollars (\$100.00) per value of said bonds so to be redeemed, and at least thirty (30) days written notice of the intention to redeem part or all of said bonds at the next ensuing interest-paying date shall be given by the maker hereof to The Central Trust Company as Trustee under the said deed of trust, and such notice shall state the amount of the bonds so to be redeemed. The Central Trust Company shall thereupon determine by lot which bonds are to be redeemed giving all holders of bonds and equal and impartial opportunity for the redemption of their bonds. The Trustee shall thereupon notify the holders of such bonds as are to be redeemed as their names may appear on the books of the Trustee by written notice mailed to their last known place of address, and shall further cause to be published at least two (2) times in a newspaper of general circulation the numbers of the bonds to be redeemed, and such published notices shall be printed at least one (1) week apart, the first to appear at least twenty (20) days prior to the date on which the bonds are to be redeemed. Interest on bonds called to be redeemed shall be collected only up to the date of redemption, and all unmatured coupons shall be surrendered with the bond itself.

IN WITNESS WHEREOF The Alumni of Kansas Chapter of Delta Upsilon, a corporation, has caused these presents to be executed by its President duly authorized, and attested by its Secretary, and has annexed hereto coupons bearing the fac-simile signatures of the President and Secretary of said corporation, this 3rd day of April, 1929.