

MORTGAGE RECORD 75

561

SAUL BODDOWORTH STATIONERY CO KANSAS CITY MO 64114

MORTGAGE

THIS INDENTURE, made this 1st day of July, 1929 between the Phi Beta Pi Fraternity, Alpha Iota Chapter, of Lawrence, in Douglas County, in the state of Kansas, of the first part, and Opal A. Rutt, of Johnson County, in the state of Kansas, of the second part:

WITNESSETH: THAT SAID PARTY OF THE FIRST PART, in consideration of the sum of Twenty five thousand (\$25000.00) Dollars, the receipt of which is hereby acknowledged, does by these presents, grant, bargain sell and convey unto said party of the second part, her heirs and assigns, all of the following described real estate, situated in the city of Lawrence, in Douglas County, in the State of Kansas to-wit:

Commence at a point 125 south of the Northeast corner of lot No. 7 in Block No. 5, Babcock's Addition to the City of Lawrence, Kansas, thence south 75 feet, thence west 102 feet, thence south 17.2 feet, thence west 33.5 feet, thence north 17.2 feet, thence west 54.5 feet, thence north 75 feet, thence east 190 feet to the place of beginning, in the City of Lawrence.

TO HAVE AND TO HOLD THE SAME, Together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, forever.

PROVIDED ALWAYS, And these presents are upon this express condition, that whereas, said party of the first part has this day executed and delivered one hundred eighty (180) certain promissory notes in writing to said party of the second part, one hundred seventy nine of which notes are in the sum of Two Hundred Sixty-two and 50/100 (\$262.50) Dollars each, and one of which notes is in the sum of One Hundred Three and 65/100 (\$103.65) Dollars, maturing at definite dates, and bearing interest at the rate of seven (7%) per cent per annum from maturity, the total amount of such notes if paid at maturity being the sum of Forty Seven Thousand Ninety-one and 15/100 (\$47,091.15) dollars, It being expressly understood that the total amount of the principal loan for which this mortgage is given is Twenty five Thousand (\$25,000.00) Dollars and that the above named sum of Forty Seven Thousand Ninety-one and 15/100 (\$47,091.15) includes interest amounting to Twenty-two Thousand and ninety-one and 15/100 (\$22,091.15) Dollars, which is the interest computed on each and all of the notes to date of their maturity.

NOW, if said party of the first part shall pay, or cause to be paid, to said party of the second part, her heirs or assigns, the said sum of money in the above described notes mentioned, according to the terms and tenor of same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, is not paid when the same is due, or if the taxes and assessments of every nature which are or may be assessed or levied against said premises or any part thereof, are not paid when the same are by law made due and payable, then the whole of said sum and sums, shall and by these presents become due and payable, and it shall be lawful for the said party of the second part, her 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 the moneys arising from such sale, to retain the amount then due for principal and interest, together with the cost and charges of making such sale and the surplus, if any there may be, shall be paid by the party making such sale upon demand to the party of the first part, its heirs and assigns.

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed by its President and attested by its Secretary the day and year first above written.

Corp. Seal

PHI BETA PI FRATERNITY
ALPHA IOTA CHAPTER
By W. H. McCain
President.

ATTEST:-

C. A. McBurney
Secretary.

STATE OF MISSOURI

COUNTY OF JACKSON, SS.

Be it remembered that on this 3 day of July A. D. 1929 before me, the undersigned a Notary Public in and for Jackson County, Missouri, came W. H. McCain President of Phi Beta Pi Fraternity, Alpha Iota Chapter, a corporation, who executed the within instrument of writing as President of said corporation and duly acknowledged the execution of same as President of said corporation and acknowledged the same to be the act of said corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

Legal Seal

M. D. Henry
Notary Public

My Commission expires June 18, 1931

Recorded July 12, 1929 A. D. at 10:10 A. M.

Elmer C. Armstrong - Register of Deeds

For Release in 1947-9. Pages 45