

MORTGAGE RECORD 76

Reg. No. 1327

Fee Paid, \$ 2.50

FROM

Alvin F. and Augusta Baker Baldwin, Kansas

TO

Trustees of Baker University, Baldwin Kansas.

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 24 day of April A.D. 1931, at 10:00 o'clock P. M.

By *Chas. E. Beck* Register of Deeds.
Deputy.

THIS INDENTURE, Made this Twenty-second day of April, in the year of our Lord, one thousand nine hundred and thirty-one between

Alvin F. Baker and Augusta Baker, his wife

of Baldwin in the County of Douglas and State of Kansas parties of the first part, and The Trustees of Baker University, a corporation Baldwin, Kansas part of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of One Thousand DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do Grant, Bargain, Sell and Mortgage to the said parties of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

The East Half (1/2) of the North West Quarter (1/4) of the North West Quarter (1/4) of Section Ten (10) Township Fifteen (15) Range Twenty (20); And Commencing at the North West Corner of the East Half (1/2) of the North West Quarter (1/4) of Section Ten (10) Township Fifteen (15) Range Twenty (20); Thence South Eighty (80) rods; thence East Nineteen (19) rods; thence North Fifteen (15) rods; thence East thirteen (13) rods and Thirteen (13) links, thence North sixty-five (65) rods thence West 32 rods and Thirteen links to place of beginning, less about Two and one-half acres (2 1/2 a) to Baldwin City, in Section Ten (10) Township Fifteen (15) Range Twenty (20)

with the appurtenances and all the estate, title and interest of the said parties of the first part therein.

And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

and that they will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the parties of the first part shall at all times during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said real estate when the same become due and payable, and that they will keep the buildings upon said real estate insured against fire and tornado in each sum and by such insurance company as shall be specified and directed by the parties of the second part, the loss, if any, made payable to the parties of the second part to the extent of its interest. And in the event that said parties of the first part shall fail to pay such taxes when the same become due and payable and to keep said premises insured as herein provided, then the parties of the second part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness secured by this indenture, and shall bear interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of One Thousand DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 22nd day of April 1931 and by its terms made payable to the parties of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said parties of the second part to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said parties of the first part shall fail to pay the same as provided in this indenture.

And this conveyance shall be void if such payment be made as herein specified, and the obligation contained therein fully discharged. If default be made in such payments or any part thereof or any obligation created thereby, or be owed thereon, or if the taxes on said real estate are not paid when the same become due and payable, or if the insurance is not kept up as provided herein, or if the buildings on said real estate are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said parties of the second part or its successors to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the surplus, if any there be, shall be paid by the parties of the first part making such sale, on demand, to the first parties of the second part.

It is agreed by the parties hereto that the terms and provisions of this indenture and of each and every obligation therein contained, and all benefits accruing therefrom shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hand and seal on the day and year last above written.

Alvin F. Baker (SEAL)

Augusta Baker (SEAL)

(SEAL)

(SEAL)

STATE OF Kansas

COUNTY OF Douglas

BE IT REMEMBERED, That on this 23rd day of Apr. A.D. 1931 before me, a Notary Public

in the aforesaid County and State, came

Alvin F. Baker & Augusta Baker his wife

Legal Seal

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

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

My commission expires on the 7th day of Apr. 1933

Chas. E. Beck Notary Public.

RELEASE

I, the undersigned owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this day of , 19

Mortgage. Owner.