

writing and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

Legal Seal

My Commission expires Nov. 24, 1933

J. A. Cordts, Notary Public

Recorded Feb. 2, A. D. 1932 at 9:05 A. M.

E. S. Connelley Register of Deeds

REAL ESTATE MORTGAGE

THIS INDENTURE, Made this second day of January in the year of our Lord nineteen hundred thirty-two between The First Methodist Episcopal Church of Baldwin, Kansas, a religious society of Baldwin, Douglas County, Kansas, by its Trustees of the first part, and The Board of Home Missions and Church Extension of the Methodist Episcopal Church of the second part.

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten Thousand Dollars (\$10,000.00) 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 said party of the second part its successors 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 Lots "J, K and L" and the West Twenty (20) feet of the North half of Lot "I",
Grove Street, Baldwin, Kansas

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said, The First Methodist Episcopal Church of Baldwin, Kansas, 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 encumbrances except as follows:

A mortgage deed in amount of \$40,000.00 to the First National Bank, Lawrence, Kansas, as Trustee.

A mortgage in amount of \$1,500.00 and a mortgage of \$10,000.00 both to the Board of Home Missions and Church Extension of the Methodist Episcopal Church.

This grant is intended as a mortgage to secure the payment of the sum of \$10,000.00, according to the terms of one certain promissory note this day executed and delivered by the said The First Methodist Episcopal Church of Baldwin, Kansas to the said party of the second part, a copy of which note appears herewith and is made a part hereof:

"

MORTGAGE NOTE

\$10,000.00

Baldwin, Kansas, January 2nd, 1932

For value received, the undersigned, The First Methodist Episcopal Church of Baldwin, Kansas, a religious society of Baldwin, Douglas County, Kansas, by its Trustees, County of Douglas and State of Kansas, promise to pay to the order of The Board of Home Missions and Church Extension of the Methodist Episcopal Church, at the office of the Treasurer of said Board in the City of Philadelphia, Pennsylvania, the sum of Ten Thousand Dollars at the times, and in the installments following; to-wit:

On or before January 1, 1937	(\$500.00)	Five Hundred Dollars
On or before January 1, 1938	(\$1,500.00)	One Thousand Five Hundred Dollars
On or before January 1, 1939	(\$1,500.00)	One Thousand Five Hundred Dollars
On or before January 1, 1940	(\$2,000.00)	Two Thousand Dollars
On or before January 1, 1941	(\$2,000.00)	Two Thousand Dollars
On or before January 1, 1942	(\$2,500.00)	Two Thousand Five Hundred Dollars

without defalcation and with interest thereon from date at the rate of Three per cent per annum, payable semi-annually, on the first day of January and July of each year, together with attorney fees and other expenses, should this note be collected by suit. A rebate at rate of Two per cent per annum will be allowed on interest during the period ending January 1, 1937.

We further agree to pay all taxes levied or assessed upon the real estate described in the mortgage accompanying this note, when and as the same shall become due and payable, and shall keep the building or buildings mentioned in said mortgage insured in Companies satisfactory to and for the benefit of the mortgagee in a sum not less than the principal sum remaining unpaid on this note.

And it is further expressly agreed that should any installment of principal or interest remain unpaid for sixty days after the same shall become due, then the rate of interest shall be increased to five per cent per annum from the date of last payment of interest, and entire principal sum then unpaid shall at the option of the obligee become due and payable immediately.

This note is secured by a mortgage upon the property of said Church. "

IN WITNESS WHEREOF, The said party of the first part has caused this instrument to be signed by its Trustees as such and its corporate seal hereto affixed the day and year last above written.

Corporate Seal

THE FIRST METHODIST EPISCOPAL CHURCH
OF BALDWIN, KANSAS

Signed, sealed and
delivered in the
presence of

By G. M. Liston, President
W. O. Gibbon, Secy.
C. E. Morris
C. E. Stephens
A. E. Lesch
R. E. McHenry
A. E. Preston
Chas. E. Beeks
A. H. Kraft

W. H. Clark

Its Trustees