

FROM
Phi Gamma Delta Chapter Association, a corporation
TO
Peoples State Bank
Lawrence, Kansas.

STATE OF KANSAS, DOUGLAS COUNTY, ss.
This instrument was filed for record on the 21 day of
February A. D. 19 39, at 4:00 o'clock P. M.
By *Harold A. Beck* Register of Deeds.
Deputy.

THIS INDENTURE, Made this twentieth day of February, in the year of our Lord, one thousand nine hundred and thirty nine between Phi Gamma Delta Chapter House Association, a corporation

of Lawrence in the County of Douglas and State of Kansas
part y of the first part, and Peoples State Bank, Lawrence, Kansas part y of the second part.

WITNESSETH, That the said part y of the first part, in consideration of the sum of
Twelve thousand seven hundred fifty 00/100 - - - - - DOLLARS, to it duly paid, the receipt of which is hereby acknowledged, ha s sold, and by this indenture do es Grant, Bargain, Sell and Mortgage to the said part y of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Beginning at a point 10 feet South of the Northwest corner of Lot 1 on the West line of said lot in Learnard Place, the same being a subdivision of a portion of Babooks Addition to the City of Lawrence; thence South along the West line of Lots One (1), Two (2) and Three (3), 200 feet; thence directly east 252 feet; thence directly North 200 feet; thence West 252 feet to the place of beginning, all of the above described land being in Learnard Place (now vacated), the same being a Subdivision of Block Two (2) and vacated Ohio Street in Babooks Addition to the City of Lawrence

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

And the said part y of the first part do es 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 incumbrance whatsoever

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 part y 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 it will keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part y of the second part, the loss, if any, made payable to the part y of the second part to the extent of its interest. And in the event that said part y 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 part y 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
Twelve thousand seven hundred fifty (\$12,750.00) - - - - - DOLLARS,
according to the terms of one certain written obligation for the payment of said sum of money, executed on the 20th day of February 19 39
and by its terms made payable to the part y 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 part y 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 part y 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 interest 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 part y of the second part, or assigns, 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 and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the part y making such sale, on demand, to the first part y.

It is agreed by the parties hereto that the terms and provisions of this indenture and such 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 part y of the first part ha s / executed and affixed this instrument to be signed by its President
witness, and its Secretary-Treasurer and its seal hereunto affixed the day and year last above written.

(CORP. SEAL)

Phi Gamma Delta Chapter House Association,
a corporation
by Clarence M. Gorrill President
Paul H. Friend Secretary-Treasurer

STATE OF Kansas
COUNTY of Douglas ss.

BE IT REMEMBERED, That on this 20th day of February A. D. 19 39, before me, a Notary Public in the aforesaid County and State, came Clarence M. Gorrill as President and Paul H. Friend as Secretary-Treasurer of Phi Gamma Delta Chapter House Association, a corporation to me personally known to be the same person s who executed the foregoing instrument and duly acknowledged the execution of the same as 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.

My commission expires on the 22nd day of March 19 42.

T. J. Sweeney, Jr. 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 18th day of February, 19 42.

(CORP. SEAL)

The First National Bank of Lawrence
Lawrence, Kansas
By George H. Hocking, President

This release was written on the original mortgage

entered this 20 day of Feb 1942

Harold A. Beck
Reg. of Deeds

Deputy

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STATE OF KA

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(SEAL)

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