

MORTGAGE RECORD 91

Reg. No. 4594
Fee Paid, \$ 11.25

FROM

TO

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 30 day of January A. D. 1946 at 10:30 o'clock A. M.

By Harold A. Beck Register of Deeds.
Deputy.

THIS INDENTURE, Made this 18th day of January, in the year of our Lord, one thousand nine hundred and forty-six between Glenn Flora and Opha Flora, his wife

of -- in the County of Douglas and State of Kansas
parties of the first part, and Trustees of The Baker University

WITNESSETH, That the said part ies of the first part, in consideration of the sum of Four thousand five hundred and no/100 part y of the second part, DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold, and by this indenture do 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:

NE 1/4 of Section 17, Township 15, Range 19

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

And the said ies 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 incumbrance _____

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 103 of the first part shall at all times

it is agreed between the parties hereto that the part 1.00% 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 becomes due and payable, and that they 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 1.00% of the second part, the loss, if any, made payable to the part 1.00% of the second part, to the extent of 1.00% interest. And in the event that said part 1.00% 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 1.00% of the second part may pay said taxes and insurance, or either, and the amount so paid shall be 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 Four thousand five hundred and no/100 DOLLARS

according to the terms of one certain written obligation _____ for the payment of said sum of money, dated 18th day of January, 1946 DOLLARS,
and by the terms made payable to the part of the second part with all interest accruing thereon at the rate of four percent per annum.

and by 180 terms made payable to the part V of the second part, with all interest accruing thereon according to the terms of said obligation and also to secure any sum of money advanced by the said part V of the second part to pay for any insurance, or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event that the same shall become a part of the obligation and the amount of the same shall be paid by the part V of the second part to the part VI of the second part to pay for any insurance or for a person or persons with interest thereon in the event

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 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 on said real estate, then this deed shall be null and void.

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 party of the second part, LOS SUCCESSTON

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, unexpended principal and interest, together with all

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 party making such sale, on demand, to the first party ies

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

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year last above
written.

Glenn Flores

Glenn Flora (SEAL)

Opha flora (SEAL)

(5813)
(5814)

(SEAL)

STATE OF Kansas
County of Douglas } ss.

BE IT REMEMBERED, That on this 18th day of Jan A.D. 1946 before me, a

C.B. Eutell in the aforesaid County and State, came

Glenn Flora and Opha Flora, his wife

(SEAL)

to me personally known to be the same person³ 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 4th day of Jan., 1948.

C. B. Butell 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____.

Mortgagee.	Owner.