

MORTGAGE

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P. J. Benton, Publisher of This Week, Lawrence, Kansas

This Indenture, Made this 27th day of September, in the year of our Lord one thousand nine hundred and forty-seven, between

Forrest C. Franklin and Carrie Walsh Franklin, husband and wife

of Baldwin City, in the County of Douglas and State of Kansas
part 1st of the first part, and Trustees of The Baker University
part 2nd of the second part.

Witnesseth, that the said part 1st of the first part in consideration of the sum of
FOURTEEN HUNDRED FIFTY and NO/100 DOLLARS

to then duly paid, the receipt of which is hereby acknowledged, have sold, and by this indenture
do GRANT, BARGAIN, SELL and MORTGAGE to the said part 2nd of the second part, the following described
real estate situated and being in the County of Douglas and State of Kansas to-wit:
Lots 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, and 43, on High Street,
and Lots 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, and 44, on Grove
Street, all in the City of Baldwin, Douglas County, Kansas.

with the appurtenances and all the estate title and interest of the said part 1st of the first part therein.

And the said part 1st of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner
of the premises above granted, and seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

And that the said warrant and defend the same against all parties making lawful claim thereon.
It is agreed between the parties hereto that the part 1st 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 the said part 2nd of the second part shall 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 2nd of the second part, the
loss, if any, made payable to the part 2nd of the second part to the extent of the interest. And in the event that said part 1st of the first part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part 2nd of the first
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
FOURTEEN HUNDRED FIFTY and NO/100 DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, which was on the 27th day of
September 1947, and by its terms made payable to the part 2nd 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 2nd 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 1st of the first part shall fail to pay
the same as provided in this indenture.

And this conveyance shall be void if such payments 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 and written obligation, for the recovery 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 2nd of the second part, its successors 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 1st of the first part. Making such sale, on demand, to the first part 1st of the first part.

It is agreed by the parties hereto that the terms and provisions of this indenture and 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.

Forrest C. Franklin (SEAL)
Carrie Walsh Franklin (SEAL)

STATE OF Kansas
COUNTY OF Douglas



Be It Remembered, That on this 1st day of October, A.D. 1947
before me, a Notary Public, in the aforesaid County and State,
came Forrest C. Franklin and Carrie Walsh Franklin

to me personally known to be the same persons 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.

Gladyce C. Marro Notary Public

My Commission Expires Aug 7, 1948