

35656 BOOK 94

MORTGAGE

Chas. S. H.

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This Indenture, Made this 14th day of June, in the
year of our Lord one thousand nine hundred and forty-eight between
Mark A. Roush and Wynona Roush, his wife

of Guthrie in the County of Logan and State of Oklahoma
parties of the first part, and Trustees of the Baker University, a corporation
part Y of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of

ONE THOUSAND THREE HUNDRED and NO/100 ----- DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, he has sold, and by this Indenture
to 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:

The North 75 feet of lots No. 91, 92, 93, 94, and 96 on Chapel Street,
Baldwin City, 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 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 therein.
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 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 Y of the second part, the
sum, if any, made payable to the part Y 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 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 ----- DOLLARS,
ONE THOUSAND THREE HUNDRED and NO/100

amounting to the sum of ONE ----- for the payment of said sum of money, executed on the 14th day of
JUNE 1948 and by the 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 balance 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 there is a violation on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations
secured by it shall become due and payable, and the part Y of the second part shall have the option of immediately foreclosing and becoming due and payable to the option of
the holder hereof, without notice, and it shall be lawful for the said part Y of the second part to collect the same and transfer according
to the said power and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the same and transfer according
to the said power 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 surplus, if any there be, shall be paid by the
part Y of the second part, nothing such sale, on demand, to the first part 1st.

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
thereunder, shall bind 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 he has hereunto set their hand and seal
and the said part Y of the second part have hereunto set their hand and seal.

Mark A. Roush (SEAL)
Wynona Roush (SEAL)
(SEAL)
(SEAL)

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