

36-8

BOOK 95

MORTGAGE

(No. 52 K)

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This Indenture, Made this 30th day of October, in the
year of our Lord one thousand nine hundred and forty-eight
between
Mrs. Ada Moore

of Lawrence, in the County of Douglas and State of Kansas
party of the first part, and Trustees of The Baker University

part Y of the second part.Witnesseth, that the said part Y of the first part, in consideration of the sum ofFIVE THOUSAND AND NO/100 DOLLARS

to her duly paid, the receipt of which is hereby acknowledged, has 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:

The North One Hundred Fifty-six (156) acres of the Southeast Quarter (SE^{1/4})
of Section Nineteen (19), Township Fourteen (14), Range Twenty (20), in
Douglas County, Kansas.

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 hereby covenant and agree that at the delivery hereof she is 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.

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 becomes due and payable, and that she 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 Y of the second part, the
loss, 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 Y 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 FIVE THOUSAND AND NO/100 DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, dated 30th day of
October, 1948, 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 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 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 to take possession of the 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 surplus, 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 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 part Y of the first part has hereunto set her hand and
seal, the day and year last above written.

Mrs. Ada Moore (SEAL)
(SEAL)

STATE OF Kansas
COUNTY OF Douglas } ss.

Be It Remembered, That on this 30th day of October, A. D. 1948
before me, a Notary Public in the aforesaid County and State,
came Exp. Affd. Moore

to me personally known to be the same person who executed the foregoing instrument and
duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereto subscribed my name, and affixed my official seal on the
day and year last above written.



E. M. Chastain
Notary Public

Harold G. Beck Register of Deeds