

MORTGAGE

3680

BOOK 95

(New, 52 K)

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This Indenture, Made this 16th day of November, in the year of our Lord one thousand nine hundred and forty-eight between Mrs. Estelle C. Coates, and B. A. Coates, her husband.

of Baldwin City, in the County of Douglas and State of Kansas

part 102 of the first part, and Trustees of The Baker University, a Corporation

part 7 of the second part.

Witnesseth, that the said part 102 of the first part, in consideration of the sum of

FOUR THOUSAND 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 7 of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit:

120 acres of land described as follows: 80 acres: The South one-half (S.) of the Northeast Quarter (NE 1/4) of section thirteen (13), Township fifteen (15), Range nineteen (19) all in Douglas County, Kansas. 40 acres: Commencing twenty (20) rods west of the Northeast corner of the Southeast Quarter (SE 1/4) of Section thirteen (13), Township fifteen (15), Range nineteen (19) and running West eighty (80) rods, thence South eighty (80) rods, thence East eighty (80) rods, thence North eighty (80) rods to the place of beginning and containing forty (40) acres more or less, all in Douglas County, Kansas.

with the appurtenances and all the estate, title and interest of the said part 102 of the first part therein.

And the said part 102 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 they will warrant and defend the same against all parties making lawful claim therein. It is agreed between the parties hereto that the part 102 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 7 of the second part, the loss, if any, made payable to the part 102 of the first part to the extent of the interest. And in the event that said part 102 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 7 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

FOUR THOUSAND AND NO/100 DOLLARS.

according to the terms of a certain written obligation for the payment of said sum of money, executed on the 16th day of November 1948, and by its terms made payable to the part 7 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 7 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 102 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 7 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 surplus, if any there be, shall be paid by the part 7 of the second part, making such sale, on demand, to 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 part 102 of the first part has hereunto set their hand and seal the day and year last above written.

Mrs. Estelle C. Coates, (SEAL)

B. A. Coates (SEAL)

(SEAL)

(SEAL)

for file
Baldwin City, Mo. Book 95, page 111
The Pacific Release Co. 14101, page 585