

MORTGAGE

This Indenture, Made this 5th day of February, in the
year of our Lord one thousand nine hundred and forty-eight between

George W. Schrover and Camilla M. Schrover: his wife

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

parties of the first part, and Trustees of the Baker University, a Corporation

part 2 of the second part

Witnesseth, that the said part 103 of the first part, in consideration of the sum of

THREE THOUSAND AND NO/100 - - - - - DOLLARS

to them duly paid, the receipt of which is hereby acknowledged, has NO 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 South Half of Lots No. One hundred thirteen (113), One hundred fifteen (115), and One hundred seventeen (117), on 11th Street, in the City of Kansas City.

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

And the said part 125 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 incumbrances.

and that ~~the~~ he will warrant and defend the same against all parties making lawful claim thereto.

It is agreed between the parties hereto that the part 3.00 of the first part shall at all times during the term 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 the parties keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as will be specified and directed by the part 3.00 of the second part, the loss, if any, made payable to the part 3.00 of the second part to the extent of the insurance interest. And in the event that said part 3.00 of the first part shall fail to pay such taxes and insurance, the parties hereto shall keep the buildings upon said real estate insured against fire and tornado in such sum and by such insurance company as will be specified and directed by the part 3.00 of the second part, the loss, if any, made payable to the part 3.00 of the second part to the extent of the insurance 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 THREE 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 9th day of November 1948, and by the terms made payable to the part of the second part, with all interest

And this conveyance shall be void if such payments be made as hyphen, 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 herein contained shall become due and payable forthwith to the said mortgagee, and the said mortgagee shall have power to sell the premises to the said holder hereunder, without notice, and it shall be lawful for the said part 156 of the second part 156 of the 156 of the said power of sale 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 return 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 said mortgagee to the said holder hereunder.

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 155 of the first part has YC hereunto set the 1st hand 2 and seal 3 the day and year last above written.

George M. Schreyer (SEAL)
Cynthia B. Schreyer (SEAL)

STATE OF *Kansas*
COUNTY OF *Douglas* } ss.



Be It Remembered, That on this 8th day of November A.D. 1948
before me, a Notary Public in the aforesaid County and State,
came George W. Scheyer & Carl A. Scheyer, his wife,
to me personally known to be the same person(s) 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.

Edw. D. Stecher
Notary Public

My Commission Expires January 28 1952

Harold A. Beck Register of Deeds