

MORTGAGE

(No. 32.2)

BOOK 96

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This Indenture, Made this 7th day of October, in the year of our Lord one thousand nine hundred and forty-nine between Merlin G. Ford and Violet I. Ford, 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 party of the second part.

Witnesseth, that the said parties of the first part, in consideration of the sum of TWO THOUSAND THREE HUNDRED SEVENTY-THREE AND 12/100 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 party of the second part, the following described real estate situated and being in the County of Douglas and State of Kansas, to-wit: Lots Numbered 190 and 192 on High Street and Lots Numbered 217 and 219 on Indiana Street in Hogan's Addition to Baldwin City, Kansas

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

It is agreed between the parties hereto, that the parties 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 parties of the second part; the loss, if any, made payable to the parties of the second part to the extent of the interest. And in the event that said parties 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 parties 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 TWO THOUSAND THREE HUNDRED SEVENTY-THREE AND 12/100 DOLLARS, according to the terms of the certain written obligation for the payment of said sum of money, executed on the 7th day of October 1949, and by its terms made payable to the parties 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 parties 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 parties 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 good repair as they are, and all of the obligations 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 parties of the second part to cause the rents and benefits accruing 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 parties of the first part, making such sale, on demand, to the first parties of the second 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 hands and seal, the day and year last above written.

Merlin G. Ford (SEAL)
Violet I. Ford (SEAL)

STATE OF Kansas }
COUNTY OF Douglas } ss.



Be It Remembered, That on this 7th day of October A. D. 1949 before me, a Notary Public in the aforesaid County and State, came Merlin G. Ford and Violet I. Ford his wife, 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.

H. D. Stecher Notary Public

My Commission Expires January 28 1952

Recorded October 10, 1949 at 9:35 A. M.

Harold A. Beck Register of Deeds

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