

MONTAGE

(No. 52 K)

* E. L. Boyles, Publisher of Legal Blanks, Lawrence, Kansas

Ernest N. Christie and Hazel B. Christie, his wife

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

part 105 of the first part, and Trustees of The Baker University

part V of the second part

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

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

to them 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:

The Southeast Quarter of the Southeast Quarter of Section No. Nine (9) and the

Southwest Quarter of the Southeast Quarter of Section No. Nine (9), all in

Township No. Fifteen (15), Range No. Twenty (20) in Douglas County, Kansas.

with the appurtenances and all the estate, title and interest of the said part 105 of the first part therein.

And the said part 106 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 thereto.

It is agreed between the parties hereto that the part of said policy which shall remain in force during the life of this indenture, pay all taxes or assessments that may be levied or assessed against said estate and real estate when the same becomes due and payable, and that GROV WALKER 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 3^d of the second part, the loss, if any, made payable to the part 2^d of the second part to the extent of \$100,000 insurance. And in the event that the part 1st of the second part shall fail to pay such taxes when the same become due and payable or shall neglect or refuse to procure and maintain the insurance upon the part 3^d of the second part shall sue and prosecute, or assign or otherwise dispose of the same, and the amount so recovered 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 THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

according to the terms of its certain written obligation for the payment of said sum of money, executed on the 29th day of May, 1950, 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 LOS of the first part shall fail to pay the same as provided in this indenture.

[illegible]

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 103 of the first part hereto becometh set their hand and seal, the day and year last above written.

In Witness Whereof, the part 103 of the first part hAYO hereunto set their hand and
and year last above written.

Ernest N Christie (SEAL)
Hazel B Christie (SEAL)

STATE OF Kansas
COUNTY OF Douglas



My Commission Expires January 28 1952

He It Remembered, That on this 1st day of June A. D. 1920
before me, a Notary Public in and for the aforesaid County and State,
came Ernest M. Christie and Rogel B. Christie, 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.

Chas. J. Stecker
Notary Public

Recorded June 3, 1950 at 11:55 A. M.