

MORTGAGE

42394

BOOK 99

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This Indenture, Made this Fourth day of December in the

year of our Lord one thousand nine hundred and thirty between

Maurice A. O'Neil and Iris J. O'Neil, husband and wife, as
joint tenants with right of survivorship

of Garrett in the County of Anderson 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 SIX THOUSAND 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 said being in the County of Douglas and State of Kansas, to-wit:

Beginning at a point 250 feet East of the Southwest corner of Section Thirty-four (34), Township Fourteen (14), Range Twenty (20) East of the 6th P., thence North 457 feet, thence East 250 feet, thence South 457 feet, thence West to the place of beginning, except lots 5 and 6 in Block 90, all in located townsite of Palmyra, Douglas County, Kansas, containing two acres, more or less.

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

And the said party 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 seized 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 party 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 become 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 party of the second part, the loss, if any, made payable to the party of the second part to the extent of the interest. And in the event that said party 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 party 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 SIX THOUSAND AND NO/100 DOLLARS, according to the terms of certain written obligation for the payment of said sum of money, executed on the fourth day of December 1930, and by its terms made payable to the party 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 party 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 party 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 of 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 party of the second part 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 party of the first part, making such sale, on demand, to the first party of 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 party of the first part has hereunto set their hand and seal on the day and year last above written.

Maurice A. O'Neil (SEAL)
Iris J. O'Neil (SEAL)

STATE OF KansasCOUNTY OF Douglas

Be It Remembered, That on this 4th day of December A.D. 1930

before me, a Notary Public in the aforesaid County and State,

came Maurice A. O'Neil and Iris J. O'Neil

his wife

to me 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.

Glen D. Stecher Notary Public

My Commission Expires January 28 1932

This release was written at the request of the mortgagor on 1/5 day of 1930
Harold A. Beck
Notary of Deeds

Notary

Recorded December 12, 1930 at 11:55 A. M.

RELEASE

Harold A. Beck Register of Deeds.

I, the undersigned, owner of the within mortgage, do hereby acknowledge the full payment of the debt secured thereby, and authorize the Register of Deeds to enter the discharge of this mortgage of record. Dated this 9th day of July 1963.

TRUSTEES of the BAKER UNIVERSITY, Baldwin, Kansas
By C. Y. Thomas President Mortgagee.