

MORTGAGE

(52N)

43439 BOOK 99

Boyles Legal Blanks - CASH STATIONERY CO., Lawrence, Kan.

This Indenture, Made this 19th day of March, in the year of our Lord one thousand nine hundred and fifty-one between

David M. Cummings and Ava M. Cummings, his wife
of Denver, in the County of _____ and State of Colorado
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 FOUR 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 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 (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Seventeen (17); and

The South Half (S $\frac{1}{2}$) of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Sixteen (16), all in Township Fifteen (15) South, Range Twenty (20) East of the Sixth Principal Meridian.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said party Y 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 Y of the first part shall at all times during the life of this indenture, pay all taxes and 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 party Y of the second part, the law, if any, made payable to the party Y of the second part to the extent of 10% interest. And in the event that said party Y 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 Y 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 15th day of March 1951, and by its terms made payable to the party 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 party 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 party Y 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 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 Y 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 Y making such sale, on demand, to the first party Y.

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 Y of the first part have hereunto set their hand and seals the day and year last above written.

David M. Cummings (SEAL)
Ava M. Cummings (SEAL)

STATE OF Colorado } ss
COUNTY OF Denver }

Be It Remembered, That on this 23d day of March A. D. 1951 before me, a Notary Public in the aforesaid County and State, came David M. Cummings and Ava M. Cummings

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.

Richard A. McCoy
Notary Public



My Commission expires April 6, 1953

Recorded April 6, 1951 at 3:20 P.M. REBASE

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 14th day of May 1962.

(Corp. Seal)

By (W.I. Boone) President Mortgagee.

This release was written on the original mortgage and returned this 9 day of May 1962

Handwritten signature and initials.