Reg. No. 8277
Fee Paid $25.00

REAL ESTATE MORTGAGE

44143 BOOK 100

THIS MORTGAGE, made this ____ day of July 1951 by and between BETA - DELTA OF SIGMA PI FRATERNITY a Kansas Corporation hereinafter called the Corporation, first party, and MABEL M. CAIN TRUSTEE UNDER THE WILL OF LUCY E MCNAUGHTON, DECEASED, hereinafter called TRUSTEE, second party.

WITNESSETH:

That the said Corporation for and in consideration of the sum of TEN THOUSAND DOLLARS to it duly paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said TRUSTEE her successors and assigns, all of the following described tract of real estate located in the city of Lawrence, Douglas County, Kansas.

Lot 207 on Tennessee Street in the City of Lawrence to have and to hold the same, with all and singular the tenements, hereditaments and appurtenances thereunto belonging, unto the said TRUSTEE, her successors and assigns forever. And the said BETA-DELTA OF SIGMA PI FRATERNITY does hereby covenant and agree that at the delivery of these presents, it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular, the above described premises, free and clear of all encumbrances.

This grant is intended as a mortgage to secure the payment of TEN THOUSAND DOLLARS, ACCORDING TO THE TERMS OF A CERTAIN PROMISSORY NOTE, executed and delivered by the said CORPORATION to the said TRUSTEE on the 23 day of July 1951, and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments or any part thereof or interest thereon or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said TRUSTEE, her successors and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus,