

MORTGAGE

(No. 52A)

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83195

BOOK 133

THIS INDENTURE Made this 29th day of January
A. D. 19 63, between A. B. Leonard and Alice E. Leonard, husband and wife

of Lawrence, in the County of Douglas and State of Kansas
of the first part, and E. Rice Phelps

Party of the second part.

Witnesseth, That the said parties of the first part, in consideration of the sum of Seventeen Hundred and Forty and no/100**** DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and Mortgage to the said part Y of the second part his heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:

The South 57 feet of the West 131.2 feet of Lot 3 in Block 4 and the North 50 feet of the West 131.2 feet of Lot 4, all in Block 4 in that part of the City of Lawrence, known as South Lawrence, in Douglas County, Kansas

with all the appurtenances, and all the estate, title and interest of the said part ies 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 owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances

This grant is intended as a mortgage to secure the payment of Seventeen Hundred and Forty & no/100 Dollars, according to the terms of one certain note this day executed and delivered by the said Parties of the First Part to the said part Y of the second part

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 part Y of the second part his executors, administrators 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, if any there be, shall be paid by the part Y making such sale, on demand to said Parties of the First Part

their heirs and assigns

In Witness Whereof, The said part ies of the first part have hereunto set their hands and seals the day and year first above written.

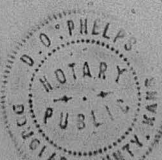
Signed, Sealed and delivered in presence of

A. B. Leonard (SEAL)
Alice E. Leonard (SEAL)
Alice E. Leonard (SEAL)

STATE OF KANSAS,

Douglas

County ss:



BE IT REMEMBERED, That on this 29th day of January A. D. 19 63

before me, D. O. Phelps

a Notary Public

in and for said County and State, came A. B. Leonard and Alice

E. Leonard, husband and wife,

to me personally known to be the same person who executed the foregoing instrument of writing, 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.

My Commission expires Nov. 14 19 65

D. O. Phelps Notary Public

Recorded January 30, 1963 at 10:30 A. M.

RELEASE

Harold R. 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 16 day of Feb 1965.

E. Rice Phelps Mortgagee. Owner.

This release was written on the original mortgage entered this 17 day of January 19 65

Janice Beem
of Deeds
Sheila W. Taylor
Deputy