

MORTGAGE BOOK 141896

(No. 32A)

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This Indenture,Made this 13th day of July
A. D. 1965, between William A. Hawkins, a single and unmarried man,of Lawrence, in the County of Douglas and State of Kansas
of the first part, and E. Rice Phelps and Donald D. Phelps, partners, d/b/a the Lawrence Loan
and Finance Company, Lawrence, Kansas

Parties of the second part,

Witnesseth, That the said part Y of the first part, in consideration of the sum of
*****Five Thousand Seven Hundred Twelve and no/100***** DOLLARS,
to him duly paid, the receipt of which is hereby acknowledged, he s sold and by these presents do es
grant, bargain, sell and Mortgage to the said parties of the second part their 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:Lots Nos. One (1) and Two (2) in Sinclairs Subdivision of a Portion
of the City of Lawrence, Kansaswith all the appurtenances, and all the estate, title and interest of the said part Y of the first part therein.

And the said Parties of the First Part

do hereby covenant and agree that at the delivery hereof he is the lawful owner of
the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all
incumbrancesThis grant is intended as a mortgage to secure the payment of *Five Thousand Seven Hundred Twelve & no/100
Dollars, according to the terms of one certain note this day executed and delivered by the
said Party of the First Part to the
said parties of the second part payable in 84 monthly installments of \$68.00 each
due on the 13th day of each month beginning August 13, 1965as 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 185 of the second part their executors, administrat-
ors and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner pre-
scribed 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
making such sale, on demand to said Party of the First Parthis heirs and assignsIn Witness Whereof, The said part Y of the first part has hereunto set his

hand and seal the day and year first above written.

Signed, Sealed and delivered in presence of

William A. Hawkins (SEAL)William A. Hawkins (SEAL)

(SEAL)

(SEAL)

STATE OF KANSAS,

Douglas

County

BE IT REMEMBERED, That on this 13th day of July A. D. 1965before me, Wanda M. Carleton

a Notary Public

in and for said County and State, came William A. Hawkins, a single and
unmarried manto 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. 27

1966

Wanda M. Carleton Notary Public
Wanda M. Carleton