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519

MORTGAGE BOOK 145 (No. 52A) The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this 28th day of February  
A. D. 1967, between Robert E. Hawkins and Charlotte A. Hawkins, husband and wife

of Lawrence, in the County of Douglas and State of Kansas  
of the first part, and E. Rice Phelps and Donald O. Phelps, partners,  
d/b/a Lawrence Loan & Finance Company

of the second part.  
Witnesseth, That the said parties of the first part, in consideration of the sum of  
Seventy-Three Hundred Eight & 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 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: Commencing at a point on the West boundary line of fractional  
Lot Number Thirty-nine (39) on Delaware Street, in the City of Lawrence and Seventy-four  
(74) feet South of the Northwest corner fractional Lot Thirty-seven (37) on said street;  
thence South on the West line of said Lots Thirty-nine (39) and Forty-one (41) on Dela-  
ware Street, 40 feet; thence East and parallel with the North line of said Lot 37, 117  
feet; thence North 40 feet; thence West parallel with said fractional Lots 39 and 41  
on Delaware Street and part of Lot 1 in Section 31, Township 12, South, Range 20 East  
of the 6th P.M. all in the City of Lawrence:

with all the appurtenances, and all the estate, title and interest of the said parties 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 Seventy-Three Hundred and Eight and 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 parties of the second part, and payable in eighty-four (84) equal monthly installments  
of Eighty-Seven (\$87.00) each due on the 5th day of each month, beginning April 5, 1967

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 parties 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 parties  
making such sale, on demand to said Parties of the First Part  
their heirs and assigns

In Witness Whereof, The said parties 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

Robert E. Hawkins (SEAL)  
Charlotte A. Hawkins (SEAL)  
STATE OF KANSAS,  
Douglas County ss:  
Wanda M. Carleton (SEAL)

BE IT REMEMBERED, That on this 28th day of February A. D. 1967  
before me, Wanda M. Carleton a Notary Public  
in and for said County and State, came Robert E. Hawkins and Charlotte  
A. Hawkins, husband and wife  
to me personally known to be the same persons 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 December 12 1970 Wanda M. Carleton Notary Public

Recorded February 28, 1967 at 1:36 P.M.

Janice Bean Register of Deeds