

MORTGAGE

16-3-T.W.  
BOOK 155 19701Reg. No. 4,415  
Fee Paid \$2.00

Hall Litho. Co., Inc., Topeka

THIS INDENTURE, Made this 19<sup>th</sup> day of December A. D. 19 69

between Harold J. Bunce and Sharon Bunce, his wife  
of Douglas County, in the State of Kansas, of the first part  
and Donald O. Phelps  
of Douglas County, in the State of Kansas, of the second part:

WITNESSETH, That said part 1<sup>st</sup> of the first part, in consideration of the sum ofSeven Hundred and Eighty-Seven and ----- and 50 DOLLARS,  
100

the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto

said part of the second part, his heirs and assigns, all the following described Real Estate,

situated in Douglas County, and State of Kansas to wit:

Lots Seventeen (17) and Eighteen (18) in Frazier Subdivision,

Addition No. Four (4), located in North Lawrence, Kansas and

commonly known as 328 Maiden Lane

Said part 1<sup>st</sup> of the first part do hereby covenant and agree that at the delivery of this instrument  
they are the lawful owner s of the premises above granted, and seized of a good  
and indefeasible estate of inheritance therein, free and clear of all incumbrances except a first mortgage  
to Lawrence Loan & Finance Company and that they will warrant and defend the same against all  
claims whatsoever.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and  
appurtenances thereunto belonging or in anywise appertaining, forever.

Said part 1<sup>st</sup> of the first part hereby agree to pay all taxes assessed on said premises before any pen-  
alties or costs shall accrue on account thereof, and to keep the said premises insured in favor of said mortgagee  
in the sum of Eight Thousand and no/100 ----- DOLLARS  
in some insurance company satisfactory to said mortgagee.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas, said

Harold J. Bunce and Sharon Bunce, his wife  
have this day executed and delivered one certain promissory note in writing to said part y  
of the second part, of which the following ----- cop -----, said note being payable in

thirty (30) equal monthly installments of \$26.25 each due on the 19th day of each  
month, beginning January 19, 1970

NOW, if said part 1<sup>st</sup> of the first part shall pay or cause to be paid to said part y of the second part,  
his heirs or assigns, said sum of money in the above described note mentioned, together  
with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly dis-  
charged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or  
any part thereof, or any interest thereon, is not paid when the same is due, or if the taxes and assessments of  
every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid  
when the same are by law made due and payable, or if insurance premiums are not paid when due, then the  
whole of said sum and sums, and interest thereon, shall and by these presents become due and payable at the  
option of the holder hereof, and said part y of the second, part shall be entitled to the possession of said  
premises.

IN WITNESS WHEREOF, The said part 1<sup>st</sup> of the first part ha ve hereunto set their  
hands the day and year first above written.

Harold J. Bunce

Sharon Bunce

ATT. REV. 9-54  
58407 5M 6-68

STATE OF KANSAS, Douglas COUNTY, ss.

BE IT REMEMBERED, That on this 19th day of December A. D. 19 69 before me,  
the undersigned Notary Public in and for the County and State

of said, came Harold J. Bunce and Sharon Bunce, his wife

who are personally known to me to be the same person s who executed the within instrument of writ-  
ing, and such persons duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notary  
the day and year last above written.

February 6, 19 73

Rosemary Waymire Notary Public.

Recorded December 23, 1969 at 10:34 A.M.

Janice Beem Register of Deeds