

This Indenture, Made this 19th day of August in the year of our Lord one thousand nine hundred and Seventy One between George R. Lawrence and Sharon R. Lawrence, his wife,

of Lawrence in the County of Douglas and State of Kansas of the first part, and Todd Mobile Homes, Inc., of Ottawa, Kansas, party of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Thirty Seven Hundred Forty Four and no/100 - - - - - (\$3744.00) - 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, its successors 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:

Beginning at the N.W. corner of the N.E. 1/4 of the S.W. 1/4 of Sec. 36, Twp. 12, Rng. 18, thence South parallel with the West line of said Section, 450 feet, thence East parallel with the South line of said Section, 484 feet, thence North parallel with the West line of said Section 450 feet, thence West along the center line of said Section, 484 feet to point of beginning, in Douglas County, Kansas;

with 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 owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all encumbrances except first mortgage as of record;

First party hereby agrees to keep both fire and tornado policies of insurance on the buildings on said premises, in some company or companies approved by said second party, for the benefit of said second party, or assigns, in the sum of not less than specified in Note of Aug. 19, 1971 secured by mobile home each, and shall deliver the policies to said second party, and should said first party neglect so to do, the legal holder hereof may effect such insurance, and recover of said first party the amount paid therefor with interest at ten per cent per annum, and this mortgage shall stand as security therefor.

This Grant is intended as a Mortgage to secure the payment of the sum of Thirty Seven Hundred Forty Four & no/100 Dollars, according to the terms of a certain mortgage note or bond this day executed by the said parties of the first part and payable on 10/10/71 xxx to the order of said second party, with interest thereon according to the tenor thereof payable monthly according to the terms of said note, xxxxxx and all of said notes bearing ten per cent interest after due; both principal and interest being payable in lawful money of the United States of America at xx Ottawa, Kansas,

And this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof; and it shall be lawful for the said party of the second part its successors, executor, administrator and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of 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 the said first parties or their heirs and assigns.

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

Signed, Sealed and delivered in presence of:

George R. Lawrence (Seal)
(George R. Lawrence)

Sharon R. Lawrence (Seal)
(Sharon R. Lawrence)

(Seal)