

The World Co., Lawrence, Kansas

FROM

STATE OF KANSAS, DOUGLAS COUNTY, ss.

This instrument was filed for record on the 9 day of August A.D. 1946, At 2:05 P.M.

TO

By Harold G. Bice
Register of Deeds.
Deputy.

THIS INDENTURE, Made this first day of August in the year of our Lord nineteen hundred Forty-six between E. Rice Phelps and Thekla W. Phelps, his wife,

of Lawrence in the County of Douglas and State of Kansas of the first part, and Julius Marks of the second part.

WITNESSETH, That the said part 1st of the first part, in consideration of the sum of Three Thousand (\$3,000.00) 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 2nd 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:

Beginning Forty (40) feet South of the Southeast corner of Lot No. Seven (7) in Block No. Four (4) of Babcock's Addition to the City of Lawrence, Kansas; thence South One Hundred Seventeen and one-half (117½) feet; thence West one Hundred Eighty-eight (188) feet; thence North to the South line of Seventeenth Street in said City; thence East to the place of beginning, in Lawrence, Douglas County, Kansas,

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said E. Rice Phelps and Thekla W. Phelps 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 the sum of Three Thousand (\$3,000.00) Dollars, according to the terms of one certain promissory note this day executed and delivered by the said E. Rice Phelps and Thekla W. Phelps to the said part 2nd 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 2nd 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 cost and charges of making such sale, and the surplus, if any there be, shall be paid by the part 1st making such sale, on demand, to said E. Rice Phelps and Thekla W. Phelps their heirs and assigns

IN WITNESS WHEREOF, The said part 1st of the first part ha. VO hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in presence of E. Rice Phelps (SEAL) Thekla W. Phelps (SEAL)

STATE OF KANSAS, BE IT REMEMBERED, That on this 1st day of August County of Douglas County ss. A.D. 1946 before me D. O. Phelps a Notary Public in and for said County and State, came E. Rice Phelps and Thekla W. Phelps,

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 November 14 1949 D. O. Phelps Notary Public.

RELEASE

The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created, discharged.

As Witness my hand, this day of A.D. 19

For Partial Release see Book Page 188, Page 294
 If not being desired giving per unit in fees this mortgage is left released, and the lien thereby created discharged. The 10th day of November, A.D. 1950.
 Julius Marks

This release was written on the original mortgage entered this 11th day of Nov 1950
 Harold G. Bice
 Reg. of Deeds
 Deputy