

MORTGAGE

38392 BOOK 95

(No. 52 K)

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This Indenture, Made this eight day of July, in the
year of our Lord one thousand nine hundred and forty-nine between
Marie Phelps and R. L. Phelps, her husband

of Lawrence, in the County of Douglas and State of Kansas
parties of the first part, and V. Jack Vincent

party of the second part.

Witnesseth, that the said part ies of the first part, in consideration of the sum ofOne thousand six hundred seventy and no/100 (\$1670.00) DOLLARS

to them July paid, the receipt of which is hereby acknowledged, have sold, and by this indenture do
GRANT, BARGAIN, SELL, and MORTGAGE to the said part y of the second part, the following described
real estate situated and being in the County of Douglas and State of Kansas, to-wit:

Lot 121 and the North ten (10) feet of Lot 123 on Tennessee Street
in the city of Lawrence.

with the appurtenances and all the estate, title and interest of the said part ies of the first part therein.

And the said part ies 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 seised of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, except mortgage
to the Lawrence Bldg. & Loan Assn, Lawrence, Kas., the unpaid balance of which is \$1974.11.

and that they will warrant and defend the same against all parties making lawful claim thereto.
It is agreed between the parties hereto that the part ies of the first part shall at all times during the life of this indenture, pay all taxes or assessments
that may be levied or assessed against said real estate when the same becomes due and payable, and that they will keep the buildings upon said real
estate insured against fire and tornado in such sum and by such insurance company as shall be specified and directed by the part y of the second part, the
loss, if any, made payable to the part y of the second part to the extent of 5113 interest. And in the event that said part ies of the first
part shall fail to pay such taxes when the same become due and payable or to keep said premises insured as herein provided, then the part y of the second
part may pay said taxes and insurance, or either, and the amount so paid shall become a part of the indebtedness, secured by this indenture, and shall bear
interest at the rate of 10% from the date of payment until fully repaid.

THIS GRANT is intended as a mortgage to secure the payment of the sum of One thousand six hundred seventy and
no/100 DOLLARS,

according to the terms of one certain written obligation for the payment of said sum of money, executed on the eight day of
July 1949, and by ies terms made payable to the part y of the second part, with all interest

accruing thereon according to the terms of said obligation and also to secure any sum or sums of money advanced by the said part y of the second part
to pay for any insurance or to discharge any taxes with interest thereon as herein provided, in the event that said part ies of the first part shall fail to pay
the same as provided in this indenture.

And this conveyance shall be void if such payments be made as herein specified, and the obligation contained therein fully discharged. If default be
made in such payments or any part thereof or any obligation created thereby, or interest thereon, or if the taxes on said real estate are not paid when the same
become due and payable, or if the insurance is not kept up, as provided herein, or if the buildings on said real estate are not kept in as good repair as they are
now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations
provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of
the holder hereof, without notice, and it shall be lawful for the said part y of the second part, to take possession of
the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing
therefrom; 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 incident thereto, and the surplus, if any there be, shall be paid by the
part y of the second part, making such sale, on demand, to the first part ies.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing
therefrom, shall extend and inure to, be obligatory upon the heirs, executors, administrators, personal representatives, assigns and successors of the respective
parties hereto.

In Witness Whereof, the part ies of the first part by their hands and
seals, the day and year last above written.

Marie Phelps (SEAL)
R. L. Phelps (SEAL)
(SEAL)

STATE OF KANSAS
COUNTY OF DOUGLAS

Be It Remembered, That on this 8th day of July A.D. 1949
before me, a Notary Public in the aforesaid County and State,
came Marie Phelps and R. L. Phelps, her husband

to me personally known to be the same persons who executed the foregoing instrument 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

1952

Notary Public



Harold A. Beck

29 May Dec 91
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Marie Phelps witnesses
16 Apr 52
Notary Public

Harold A. Beck