

MORTGAGE RECORD No. 40.

COUPON MORTGAGE—SAML DODD WORTH BOOK CO., LEAVENWORTH, KAN., No. 1244

This Indenture, Made this Ninth day of April in the year of our Lord one thousand nine hundred and one between R. J. Judkins and Jurellia R. Judkins, his wife

of Wakarusa Township in the County of Douglas and State of Kansas, of the first part, and D. H. Shaw of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Eight hundred (\$800) 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 party 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:

Commencing at the south west corner of section No. twenty seven (27) in township No. twelve (12) South of Range No. Twenty (20) East of the south Principal Meridian, thence running north along the section line fifty three and one third 53 1/3 rods, thence east sixty (60) rods thence south fifty three and one third 53 1/3 rods thence west sixty (60) rods to the place of beginning containing twenty (20) acres of land more or less

with the appurtenances and all the estate, title and interest of the said party of the first part thereon. And the said R. J. Judkins, Jurellia R. Judkins his wife 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, and that they will warrant and defend the same against all claims whatsoever.

This Grant is intended as a MORTGAGE to secure the payment of the sum of Eight hundred (\$800) Dollars, according to the terms of a certain promissory note this day executed by the said R. J. Judkins, Jurellia R. Judkins, his wife to the said party of the second part. Said note being given for the sum of Eight hundred (\$800) Dollars,

dated Lawrence, Kan., April 9th due and payable in Five year from date thereof, with interest thereon from the date thereof until paid, according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said party of the first part hereby agree to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Eight hundred (\$800) DOLLARS,

in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and all accruing penalties, interests and costs, and insure the same at the expense of the part of the first part, and the expense of such taxes and accruing penalties, interests and costs and insurance, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 10 per cent. per annum. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part of the second part, and all sums paid by the part of the second part for insurance, shall be due and payable or not at the option of the part of the second part; and it shall be lawful for the part of the second part or his executors, administrators and assigns, at any time hereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the part of the second part, his executors, administrators or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the part of the first part making such sale on demand, to the said parties of first part their heirs and assigns.

IN TESTIMONY WHEREOF, The said party of the first part have hereunto set their hand and seal the day and year last above written.

Signed, Sealed and Delivered in Presence of

R. J. Judkins (SEAL)
Jurellia R. Judkins (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 9 day of April A. D. 1901, before me D. A. Hood a Notary Public in and for said County and State came

R. J. Judkins and Jurellia R. Judkins

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 set my hand and affixed my official seal on the day and year last above written.

My commission expires April 10 1905 D. A. Hood Notary Public

Filed for Record the 22 day of April A. D. 1901, at 2 o'clock P. M.

By Lillo B. Sigmond Deputy Register of Deeds

Vertical handwritten notes on the left margin, including 'The following is a copy of the original mortgage...' and 'Recorded May 17 1901'.