

MORTGAGE RECORD No. 40.

COUPON MORTGAGE - BANK OF NORTH DAKOTA, BAKERSFIELD, CALIF., No. 1941.

This Indenture, Made this Fifteenth day of August in the year of our Lord one thousand nine hundred and seventeen between John Milo Jones and Jamina G. Jones, his wife

of Lawrence in the County of Douglas and State of Kansas, of the first part, and

of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of

Twenty Eight hundred

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 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:

The north and half (1/2) of Lot No. Eighty four (84) Massachusetts Street, Lawrence 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 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 Twenty Eight hundred Dollars, according to the terms of and certain promissory note this day executed by the said parties of the first part

to the said party of the second part. Said

note being given for the sum of Twenty eight hundred Dollars, dated August 15 1917 due and payable in Three year from date hereof, 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 parties 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 Three thousand DOLLARS,

in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties 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 the 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 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, 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 making such sale on demand, to the said parties of the first part, their heirs and assigns.

IN TESTIMONY WHEREOF, The said parties 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

John Milo Jones (Seal)
Jamina G. Jones (Seal)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 15 day of August A. D. 1907, before me

James Brooks a Notary Public in and for said County and State came John Milo Jones and Jamina G. Jones, his wife to me personally known to be the same person 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 November 4 1907 James Brooks Notary Public

Filed for Record the 17 day of Aug A. D. 1907 at 1 o'clock P. M.

By Willie B. Seymour Deputy, L. B. Seymour Register of Deeds.

This following is endorsed on the original instrument:
is hereby acknowledged having been paid in full this mortgage
and the same is hereby acknowledged by the parties thereto.
Witness my hand and seal of office this 15th day of August, A.D. 1907.
Attest: C. A. Hill

Recorded Nov 21 1907
By C. A. Hill, Register
My commission expires
Nov 4 1907
Deputy