

COUPON MORTGAGE—LAWL DOWNS NORTH DAKOTA CO. LEAVENWORTH, KAN., No. 1241.

This Indenture, Made this 28th day of April in the year of our Lord one thousand nine hundred and two between David Reeler & Ida M. Reeler, husband and wife, of Clinton Sp in the County of Douglas and State of Kansas, of the first part, and Kate F. Lewis of Illinois New York of the second part:

Witnesseth, That the said part ies of the first part, in consideration of the sum of Eight Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do grant, bargain, sell and mortgage to the said part ies of the second part, her 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 west quarter of the south east quarter of section sixteen (16) Township Fourteen (14) South of Range Nineteen (19) East of the 6th P.M. containing 40 acres of land more or less.

This Grant is intended as a MORTGAGE to secure the payment of the sum of Eight hundred dollars, due and payable within in five years from date thereof, with interest thereon from date a rate per cent per annum according to the terms of due certain promissory note—this day created by the said and delivered by same parties of the first to said Kate F. Lewis of Illinois New York attached to said note to the said part ies of the second part. Said note being given for the sum of _____ Dollars, dated _____ due and payable in _____ 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 second party hereby assigns, in the event of DOLLARS, in some insurance company satisfactory to said mortgagee in default whereof the said mortgagee may pay the taxes and (and) accruing penalties, interests and costs, and make the same of 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 date of default thereof, he 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 the payment of such 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 ies of the second part and all other due by the part ies of the second part for insurance, shall be due and payable or not at the option of the part ies of the second part and it shall be lawful for the part ies of the second part then 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 ies of the second part then 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 provisions 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 ies of making such sale on demand, to the said David Reeler heirs and assigns.

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

Signed, Sealed and Delivered in Presence of _____ David Reeler (SEAL)
_____ Ida M. Reeler (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 28th day of April A. D. 1902, before me Geo. A. Banks a Notary Public in and for said County and State came David Reeler and Ida M. Reeler, husband and 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 Nov. 27 1904 Geo. A. Banks Notary Public

Filed for Record the 28th day of April A. D. 1902, at 4³⁰ o'clock P. M. E. A. Sorman, Deputy. Register of Deeds.