

## MORTGAGE RECORD No. 40.

COUPON MORTGAGE—SANDS, DOWNSOUTH, MOORE CO., L., ATENMOUTH, KAN., No. 1204.

This Indenture, Made this 23<sup>rd</sup> day of February in the year of our Lord one thousand nine hundred thru (1908) between

Peter Freund and Caroline Freund his wife  
of Endora in the County of Douglas and State of Kansas, of the first part, and  
P. E. Allen Hill

of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Five 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 party of the second part, for 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:

Lot Number One (1) City of (2) Three (3) Four (4) Five (5) Six (6) Seven (7) Eight (8) Nine (9) Ten (10) Eleven (11) Twelve (12) Thirteen (13) Fourteen (14) Fifteen (15) Sixteen (16) Seventeen (17) Eighteen (18) Nineteen (19) and Twenty (20) all in Block Number One hundred & Forty nine (149) in the City of Endora Kansas according to the plat thereof on records of 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

Peter Freund and Caroline Freund do hereby covenant

and agree that at the delivery hereof they are the lawful owners 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 Five hundred Dollars, according to the terms of one certain promissory note this day executed by the said

Peter Freund and Caroline Freund to the said party of the second part. Said note being given for the sum of Five hundred Dollars,

dated Endora, Kas. February 23<sup>rd</sup> 1908 due and payable in 24 months of 12 months 12 years 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 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 Five hundred 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 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 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 party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not at the option of the

party of the second part; and it shall be lawful for the party of the second part for 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 party of the second part for 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 surplus, if any there be, shall be paid by the party making such sale on demand, to the said

parties of the first part or heirs and assigns.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hand 3 and seal 3 the day and year last above written.

Signed, Sealed and Delivered in Presence of

Peter Freund (SEAL)  
Caroline Freund (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 23 day of February A. D. 1908, before me  
C. F. Richards a Notary Public in and for said County and State came

Peter Freund and Caroline Freund 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 April 14 1906 C. F. Richards Notary Public

Filed for Record the 25<sup>th</sup> day of February A. D. 1908, at 1<sup>st</sup> o'clock P.M.

By J. L. Lowman Deputy. W. L. Armstrong Register of Deeds.

The following is endorsed on the original instrument:  
 The note herein described having been paid in full this mortgage  
 is hereby released and the title thereto is hereby  
 returned to the grantor. This 31<sup>st</sup> day of May, A.D. 1910.  
 P. E. Allen Hill  
 Attest: C. A. Hill,  
 A. W. Springer, Register of Deeds.  
 Recorded - June 1 - 1904