

# MORTGAGE RECORD No. 40.

413

COUPON MORTGAGE—EAST DOWNSIDE BROS. CO., LEAVENWORTH, KAN., No. 1244

This Indenture, Made this Twenty fifth day of March in the year of our Lord one thousand nine hundred and Three between N. Eager and E. J. Eager his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and Adden P. Withrow of the second part:

Witnesseth, That the said part us of the first part, in consideration of the sum of One Thousand 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 y 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 East fractional quarter of Section Number Five (5) in Township number Fourteen (14) South of Range Number Nineteen (19) East of the Sixth Principal Meridian

with the appurtenances and all the estate, title and interest of the said part us 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 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 One Thousand Dollars, according to the terms of one certain promissory note this day executed by the said Nahum Eager

to the said part y of the second part. Said note being given for the sum of One Thousand Dollars, dated March 25th 1903 due and payable in five years 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 part us 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 \_\_\_\_\_ 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 part us 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 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 part y of the second part, her 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 y of the second part, her 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 y making such sale on demand, to the said parties of the first part their heirs and assigns.

IN TESTIMONY WHEREOF, The said part us of the first part have hereunto set their hands and seal the day and year last above written. This Mortgage Nahum Eager is the same person as N. Eager named as grantor in deed dated

Signed, Sealed and Delivered in Presence of March 25th 1903 conveying said land  
L. H. Borse Nahum Eager (SEAL)  
E. Julia Eager (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 5th day of April A. D. 1903, before me L. H. Borse a Notary Public in and for said County and State came Nahum Eager and E. Julia Eager his wife

to me personally known to be the same person 3 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 Jan 26th 1905 L. H. Borse Notary Public

Filed for Record the 10th day of April A. D. 1903, at 12:20 o'clock M.

By J. L. Cowman Deputy. A. W. Armstrong Register of Deeds.

The State of Kansas, Douglas County, ss. L. H. Borse, Notary Public, my commission expires Jan 26th 1905.