

# MORTGAGE RECORD No. 40.

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COUPON MORTGAGE—HALL, EDWARDS & CO., LEAVENWORTH, KAN., No. 1294.

This Indenture, Made this second day of April in the year of our Lord one thousand nine hundred and thirteen between Charles E. Howard and Maude M. Howard his wife of Lawrence P.D. 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 Two 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 party 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:

Shed with East quarter of Section Number Twenty five 25 in Township Number Thirteen 13 South of Range Number Nineteen 19 East of the Sixth 6th Principal Meridian and containing One Hundred Sixty 160 acres more or less.

with the appurtenances and all the estate, title and interest of the said part one 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 Two Thousand Dollars, according to the terms of one certain promissory note this day executed by the said Charles E. Howard and Maude M. Howard to the said party of the second part. Said note being given for the sum of Two Thousand Dollars, dated April 2nd 1903 due and payable in Five for Forty Dollars each 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 part one 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 at least Five Hundred 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 party 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 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 party 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 surplus, if any there be, shall be paid by the party of the second part making such sale on demand, to the said parties of the first part their heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Charles E. Howard (SEAL)  
Maude M. Howard (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 5th day of May A. D. 1903, before me D. S. Steele a Notary Public in and for said County and State came Charles E. Howard and Maude M. Howard his wife to me personally known to be the same person <sup>subscribed name</sup> 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 June 2nd 1906 D. S. Steele Notary Public

Filed for Record the 6th day of May A. D. 1903, at 12:25 o'clock P. M.

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

The following is addressed as the original instrument:  
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As witness my hand this 5th day of May A. D. 1903.

Recorded April 12 - 1903  
Charles E. Howard  
Register of Deeds.