

## MORTGAGE RECORD No. 40.

COUPON MORTGAGE - SAYS, DOMINION BOOK CO., LEAVENWORTH, KAN. No. 1741

This Indenture, Made this 15 day of September in the year of our Lord one thousand nine hundred and thirteen between Charles H. Schulz and Caroline Schulz his wife

of Laurance in the County of Douglas and State of Kansas, of the first part, and Fanny Bergman of the second part:

Witnesseth, That the said part us 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 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:

Lot Number Four (4) in Block Number 122 Twelve in Same Place in the City of Laurance, Douglas County, Kansas.

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 Five Hundred Dollars, according to the terms of one certain promissory note this day executed by the said

parties of the first part to the said part y of the second part. Said note being given for the sum of Five Hundred Dollars, dated September 15th 1903 due and payable in Five to annually dollars and year 5 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 Seven 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 ee 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 part y of the second part, and all sums paid by the part y of the second part for insurance, shall be due and payable or not at the option of the part y 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 hand & seal & the day and year last above written.

Signat, Sealed and Delivered in Presence of

Charles H. Schulz (SEAL)  
Caroline Schulz (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 15 day of September A. D. 1903, before me James Brooke a Notary Public in and for said County and State came,

Charles H. Schulz and Caroline Schulz 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 Nov 1st 1905 James Brooke Notary Public

Filed for Record the 16 day of September A. D. 1903, at 10 o'clock A. M.

By J. L. Lawrence Deputy, A. W. Ammons Register of Deeds.

The following is a copy of the original mortgage as recorded in the mortgage book of Douglas County, Kansas, for the year 1903, and is hereby certified to be a true and correct copy of the original as recorded in said book.

Recorded April 6, 1904  
U. S. District Court  
District of Kansas

The Commission Expires Nov 1st 1905