

MORTGAGE RECORD No. 40.

COUPON MORTGAGE-SALE POSTPAID BOOK CO. LEAVENWORTH, KAN. No. 1211

This Indenture, Made this Third day of October in the year of our Lord one thousand nine hundred and three between Minnie A. McCurdy and Sigman A. McCurdy, her husband

of Insurance in the County of Douglas and State of Kansas, of the first part, and David Allan of Reno, Leavenworth Co., Kansas

of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Six 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, his 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 (3) three in Block number Eight (8) of the first Addition to the City of Lawrence, Kansas

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said

Minnie A. McCurdy and Sigman A. McCurdy do hereby covenant

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

Minnie A. McCurdy and Sigman A. McCurdy to the said party of the second part. Said note being given for the sum of Six hundred Dollars,

dated October 1903 due and payable in five (5) 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 abscsch six 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 parties 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 his 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 his 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

Minnie A. McCurdy her heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Minnie A. McCurdy (SEAL)
Sigman A. McCurdy (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this fifth day of October A. D. 1903, before me

J. D. Lemon a Notary Public in and for said County and State came Minnie A. McCurdy and Sigman A. McCurdy her husband

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 March 3 1906 J. D. Lemon Notary Public

Filed for Record the 6th day of October A. D. 1903, at 11 o'clock A. M.

By J. D. Lemon Deputy. W. Armstrong Register of Deeds.

The following is certified to be a true and correct copy of the original instrument as the same appears from the records of the County of Douglas, Kansas, this 11th day of October, 1907.
Wm. R. Allen, Register of Deeds

W. R. Lemon

1907

Recorded April 8 1907

J. D. Lemon

Register of Deeds