

MORTGAGE RECORD No. 40.

441

COUPON MORTGAGE - RAIL, BURNING BOOK CO. LEAVENWORTH, KAN., 1904.

This Indenture, Made this 15 day of November in the year of our Lord one thousand nine hundred and three between L. W. Wicks and Emma M. Wicks of Clinton in the County of Douglas and State of Kansas, of the first part, and M. J. Hill of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twenty Three Hundred (2300.00) 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 of of the second part, 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 South one hundred and fifty (150) acres of the Northwest quarter (1/4) of Section Twenty-two (22) Township Thirteen (13) South of Range eighteen (18) East of the 6th P.M.

with the appurtenances and all the estate, title and interest of the said part of of the first part therein. And the said L. W. Wicks and Emma M. Wicks 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 Twenty Three Hundred (2300.00) Dollars, according to the terms of one certain promissory note this day executed by the said L. W. Wicks and Emma M. Wicks to the said part of of the second part. Said note being given for the sum of Twenty Three Hundred Dollars, dated November 15 - 1903 due and payable in five (5) 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 of 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 (500.00) 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 of 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 part of of the second part, and all sums paid by the part of of the second part for insurance, shall be due and payable or not at the option of the part of of the second part; and it shall be lawful for the part of 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 part of 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 overplus, if any there be, shall be paid by the part of making such sale on demand, to the said first parties their heirs and assigns.

IN TESTIMONY WHEREOF, The said part of 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 L. W. Wicks (SEAL) Emma M. Wicks (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 16 day of February A. D. 1904, before me Bertha L. Zimmerman a Notary Public in and for said County and State came L. W. Wicks and Emma M. Wicks, 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 Dec 29th 1907 Bertha L. Zimmerman Notary Public

Filed for Record the 16 day of February A. D. 1904, at 2³⁵ o'clock P. M.

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

The following is enclosed on the original instrument.
The note herein specified showing the parties thereto.
The mortgage is duly signed and the same hereby
Charles L. Zimmerman, Notary Public, State of Kansas, A. D. 1904.
Notary Public
Registered May 11th 1908.
A. W. Armstrong, Register of Deeds.