

COUPON MORTGAGE—SAML. DODSWORTH BOOK CO., LEAVENWORTH, KAN., No. 1254

of Lawrence in the County of Douglas and State of Kansas, of the first part, and
John D. Schmeigler, of Douglas County Kansas

Witnesseth, That the said part of of the first part, in consideration of the sum of One Thousand two hundred and fifty DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, he has sold and by these presents do he grant, bargain, sell and mortgage to the said part of 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:

The east half (1/2) of the south west quarter (1/4) of section No. thirty (30) in Township No. Thirteen (13), South, of Range No. Twenty-one (21) East of the Sixth Principal Meridian.

This Mortgage is given to secure purchase money on purchase of said herein above described premises.

with the appurtenances and all the estate, title and interest of the said part 4 of the first part therein. And the said John C. Rogers, party of the first part,

and agree that at the delivery hereof he 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 he 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 two hundred and fifty dollars, according to the terms of One certain promissory note this day executed by the said John V. Rogers

note being given for the sum of One Thousand two hundred and fifty to the said part y of the second part. Said
dated April 16 1904 due and payable in two ¹⁰⁰⁰ 1000 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 y 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 DOLLARS.

in any insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and all accruing penalties, interests and costs, and insure the same at the expense of the part 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 of the second part, and all sums paid by the part of the second part for insurance, shall be due and payable or not at the option of the part of the second part; and it shall be lawful for the part of the second part less 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 the second part less 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 part of the first part heirs and assigns.


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

Signed, Sealed and Delivered in Presence of

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 16 day of April A. D. 1904, before me
James Brooks a Notary Public in and for said County and State came

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. 5th 1905  James Brooks Notary Public

Filed for Record the 16th day of April A. D. 1904 at 4⁵⁵ o'clock P. M.

By _____ Deputy. W. D. Armstrong Register of Deeds.

[illegible]