

## MORTGAGE RECORD No. 40.

COUPON MORTGAGE—SINK FORTH MORTGAGE CO., 1511 NORTH EAV. NO. 1211

This Indenture, Made this Seventh day of March in the year of our Lord one thousand nine hundred and Five between William V. Bower and Mary A. Bower (his wife) of Baldwin in the County of Douglas and State of Kansas, of the first part, and

R. B. Bower

of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Three Hundred and Fifty 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:

Commencing at a point twenty (20) rods North of S. W. Corner of E. 1/4 of S. E. 1/4 of Section Eleven (11) Township Fifteen (15) Range Thirteen (13) East of the 6<sup>th</sup> P. M. thence north Forty (40) rods thence East Forty (40) rods, thence south Forty (40) rods thence West Forty (40) rods to place of beginning containing Ten (10) acres more or less.

with the appurtenances and all the estate, title and interest of the said party 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 Three Hundred and Fifty Dollars, according to the terms of one certain promissory note this day executed by the said William V. Bower and Mary A. Bower to the said party of the second part. Said note being given for the sum of Three Hundred and Fifty Dollars, dated March 7<sup>th</sup> 1905 due and payable in 2 years 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 mortgage, in the sum of also all taxes assessed against said second party in this mortgage DOLLARS, in some 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 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 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 overplus, if any there be, shall be paid by the party of the second part making such sale on demand, to the said William V. Bower, two 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

William V. Bower (Seal)

Mary A. Bower (Seal)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 14<sup>th</sup> day of March A. D. 1905, before me

W. Bristow a Notary Public in and for said County and State came William V. Bower and Mary A. Bower husband and wife

to me personally known to be the same persons 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. 17 1906 W. Bristow Notary Public

Filed for Record the 27 day of March A. D. 1905, at 8<sup>30</sup> o'clock A. M.

By Clara E. Armstrong Deputy. R. W. Armstrong Register of Deeds.

The following is endorsed on the original mortgage as hereby  
 recorded June 22-1906. The underwritten also entered upon the first mortgage as hereby  
 released under the lien of the first mortgage on the first day of June A. D. 1906.  
 Witness my hand and seal this 27th day of March A. D. 1906.  
 R. B. Bower.