189 MORTGAGE RECORD No. 40. COUPON\_MORTGAGE-SAND DOCARONTE POOR CO., LEATENBOLTE, SAN, NO. 1241 in the year of our Lord one thousand nine This Indenture, Made this distanth day of frme hundred and five between John 2. Pickens and angela & Pickans chi wip) in the County of Doreglas and State of Kansas, of the first part, and of Lawrence E. C. alder of the second part: Witnesseth, That the said part ice of the first part, in consideration of the sum of DOLLARS Five hundred duly paid, the receipt of which is hereby acknowledged, ha Creasold and by these presents do 💦 grant, bargain, sell and to Them heirs and assigns forever, all that tract or parcel of land situated in the County mortgage to the said part of of the second part, his and State of Kansas, described as follows, to wit : Lot no One hundred and Thinky one (131) New Jorsey Street in Lawrence boughas County Kanoss. Gouglas with the appurtenances and all the estate, title and interest of the said part corof the first part therein. And the said \_ John S. Pickens and angela It Pickens do hereby covenant and agree that at the delivery hereof they line the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all fnoumbrances, and that they will warrant and defend the sume against all claims whatsoever. This Grant is intended as a MORTGAGE to secure the payment of the sum of the sum of the sum of Dollars, certain promissory note this day executed by the said according to the terms of Curt Johns 3, Pickers and Dugle X. Rickers ..... to the said part 7 of the second part. Said Dollars. dated at Lawrence Jone 18th 1905 due and payable in \_\_\_\_\_\_ Interesting Stratting Strat payment be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said part CC4 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 favorof DOLLARS. Five hundred the said morigagee, in the sum of provide the said morigage in default whereof the said morigage may pay the taxes and and accruing penalties, interest and costs, and instruct the same at the expense of the part Cd of the first part, and the expense of such taxes and accruing penalties, interest and costs, and instruct the same at the expense of the part Cd of the first part, and the expense of such taxes and accruing penalties, interest and instruct, 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 to 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 invariance is not kept up thereon, then this convergance shall become absolute, and the whole principal of said taxes assessed on said premises, and all taxes and accruing penalties and interest and costs thereon remaining ungaid or which may have been pald by the part 2 of the second part, and all suns paid by the part 2 of the second part for insurance, shall be date and payable or not at the option of the the said mortgagee, in the sum of party of the second part; and it shall be lawful for the part 3; of the second part in the second part in second part; and it shall be lawful for the part 3; of the second part in executors, administrators and asign, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner preseribed by law, appraisement hereby waived or not at the 000 242 6.00 heirs and assigne. IN TESTIMONY WHEREOF, The said part (20 of the first part ha 44 hereanto set their hand) and seal the day and year last 282 above written. Signed, Scaled and Delivered in Presence of John 3. Pickens \_\_ (SEAL) augela I. Pickens (SEAL) Douglas County, ss. State of Kansas, \_ 243 20 " A. D. 190 7, before me Jane BE IT REMEMBERED, That'on this day of John M. Newlin a Notary Public in and for said County and State came John 3, Pickens and Engela K. Pickens 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 hereinto set my hand and affixed my official seal on the day and year last above written. 1907. (a.d.) John M. rewlin Notary Public My commission expires aford 11 A. D. 190 , at 9 4 " o'clock a. M. Filed for Record the \_day of fame QUS, ametrony, ..... By Deputy.