

COUPON MORTGAGE - SAME DOES NOTH BOOK CO, LEAVENWORTH, KAN., No. 1204

Lord one thousand nine

hundred and nine

DOLLARS,

of the first part, and

second part:

of the sum of

DOLLARS,

grant, bargain, sell and

situated in the County

and ten

in

hereby covenant

and infeasible estate of

st all claims whatsoever.

Dollars,

of the second part. Said

Dollars,

date hereof, with interest

ance shall be void if such

the first part hereby agree

omises insured in favor of

DOLLARS,

ruing penalties, interests

allies, interests and costs

rited premises, and shall

t interest thereon, or the

whole principal of said

y have been paid by the

aking such sale, and the

her

the day and year last

(SEAL)

(SEAL)

A. D. 1905, before me

al and

of the same.

written.

Notary Public

M.

Register of Deeds.

(The following is entered in the original instrument.)
 The note here described having been paid in full, this mortgage is hereby
 released and the title thereby created discharged. Witness My hand
 this 1st day of August, A. D. 1907. Grandville Jager

This Indenture, Made this 20th day of October in the year of our Lord one thousand nine
 hundred and nine, between Annie S. Phillips and A. J. Phillips her husband
 of Lawrence in the County of Douglas and State of Kansas, of the first part, and

Grandville Jager of the second part:

Witnesseth, That the said part 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 part 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 No. One Hundred and twenty-eight on
Ohio Street, in the City of Lawrence.

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

Annie S. Phillips and A. J. Phillips 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 infeasible 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

Annie S. Phillips and A. J. Phillips to the said part of the second part. Said

note being given for the sum of Six Hundred Dollars,

dated October 20th due and payable in one 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 part 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 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 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 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, appraisal hereby waived or not at the

option of the part 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 the second part making such sale on demand, to the said Annie S. Phillips, her

heirs and assigns.

IN TESTIMONY WHEREOF, The said part 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

Annie S. Phillips (SEAL)

A. J. Phillips (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 23 day of October A. D. 1905, before me

J. D. Benson a Notary Public in and for said County and State came Annie S. Phillips

and A. J. Phillips, 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. Benson Notary Public

Filed for Record the 31 day of Oct A. D. 1905, at 7 o'clock P. M.

By Elmer E. Armstrong Register of Deeds.