

MORTGAGE RECORD No. 40.

COUPON MORTGAGE—WILL DOUGLASS BOOK CO., LEAVENWORTH, KAN., No. 1704

This Indenture, Made this 1st day of November in the year of our Lord one thousand nine hundred and five between Isabella C. Stale of Lawrence in the County of Douglas and State of Kansas, of the first part, and Arnold C. Jesse of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Two Thousand Three Hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has granted sold and by these presents does grant bargain, sell and mortgage to the said party of the second part, her 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:

Sixty Number thirtyone (31) and the north half of lot thirty three (33) on Tennessee street in the City of Lawrence also a portion of a vacated alley formerly lying north of said lot No. 31 Tennessee street.

with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Isabella C. Stale do hereby covenant

and agree that at the delivery hereof she is 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 she 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 Two Thousand Three Hundred Dollars, according to the terms of certain promissory notes this day executed by the said Isabella C. Stale to the said party of the second part. Said

note being given for the sum of Two Thousand Three Hundred Dollars, dated November 1st due and payable in five 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 as is hereinafter specified. And the said party 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 Two Thousand and Three Hundred 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 party 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 her 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 her 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 making such sale on demand, to the said Isabella C. Stale heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Isabella C. Stale (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 1st day of November A. D. 1905, before me Earl C. Noble a Notary Public in and for said County and State came Isabella C. Stale

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 October 11 1907 Earl C. Noble Notary Public

Filed for Record the 5 day of Nov. A. D. 1905, at 9¹⁰ o'clock P. M.

By Elia C. Armstrong Deputy, Elia C. Armstrong Register of Deeds.

Recorded Aug. 9 - 1907
 The following is a certified copy of the original instrument
 No. 504 from the records of the County of Douglas, Kansas, and the
 same have been recorded having been found in full, the mortgage was duly
 released and the lien thereby created discharged. Witness My Hand
 this 24 day of August - A. D. 1907. Elia C. Armstrong
 (Seal)