

## MORTGAGE RECORD No. 40.

COUPON MORTGAGE—SINK FUND—MORTGAGE CO. LEAVENWORTH, KAN., No. 1211.

This Indenture, Made this Eighteenth day of November in the year of our Lord one thousand nine hundred and five between F. M. Ciper and Marion H. Ciper (wife) of Lawrence in the County of Douglas and State of Kansas, of the first part, and

George Myers of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of Seven 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 part 2 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:

Six One hundred and Sixty Six (66) and One hundred and Sixty eight (68) on Connecticut Street in the City of Lawrence, Douglas County Kansas.

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein. And the said F. M. Ciper and Marion H. Ciper 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 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 Seven hundred and fifty Dollars, according to the terms of one certain promissory note this day executed by the said

F. M. Ciper and Marion H. Ciper to the said part 2 of the second part. Said note being given for the sum of Seven hundred and fifty Dollars,

dated November 15<sup>th</sup> 1905 due and payable in Three 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 part 1st 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 Seven hundred and fifty 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 part 1st 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 part 2 of the second part, and all sums paid by the part 2 of the second part for insurance, shall be due and payable or not at the option of the

part 2 of the second part; and it shall be lawful for the part 2 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 part 2 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 2 making such sale on demand, to the said F. M. Ciper heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1st 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

F. M. Ciper (SEAL)  
Marion H. Ciper (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 20<sup>th</sup> day of Nov. A. D. 1905, before me John M. Newlin a Notary Public in and for said County and State came F. M. Ciper and Marion H. Ciper

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 April 1 1907 John M. Newlin Notary Public

Filed for Record the 24 day of Nov. A. D. 1905, at 9<sup>30</sup> o'clock P. M.

By Elie D. Combs Deputy. Elie D. Combs Register of Deeds.

The following is abstracted on the original instrument  
 Recorded June 1908 the mortgagee disinterested having been paid in full this mortgage is hereby released  
 And the lien thereby created is terminated. As witness my hand this 5<sup>th</sup> day of January A. D. 1909  
 State of Missouri  
 County of Jackson  
 Notary Public  
 J. M. Newlin  
 For release see Book 42 page 579