

COUPON MORTGAGE—RAWL DUDAWORTH BOOK CO., LEAVENWORTH, KAN., NO. 1204

of Leecompton in the County of Douglas and State of Kansas, of the first part, and
A. S. Allen of Leecompton, Douglas Co., Kansas
of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Five Thousand and No DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do as 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:

The Southwest Quarter of Section Five (5) Township
Twelve (2) Range Eighteen (18)

with the appurtenances and all the estate, title and interest of the said part ² of the first part therein. And the said
Wm. G. Brown and Anna Brown, his wife

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 Five Thousand and 200 Dollars, according to the terms of their certain promissory note this day executed by the said

C. G. Brown and Anna Brown to the said part 4 of the second part. Said
note being given for the sum of Five Thousand and 00/100 Dollars,

dated Dec. 19th 1905 due and payable in Five ^{or 100.00 dollars} years from date hereof, with interest thereon from the date thereof until paid, according to the terms of said note and coupons hereto 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 premiums insured in favor of the said mortgagee, in the sum of twenty five hundred DOLLARS.

in one insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accreing penalties, interests and costs, and insure the same at the expense of the part^r's of the first part, and the expense of such tax and accreing penalties, interests and costs, and insurance, shall from the payment thereof, be and become an additional lien upon 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 accreing penalties and interest and costs thereon remaining unpaid or which may have been paid by the part^r of the second part, and all sums paid by the part^r of the second part for insurance, shall be due and payable or not at the option of the part^r of the second part; and it shall be lawful for the part^r of the second part his executors, administrators and assigns, at any time hereafter, 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^r 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 surplus, if any there be, shall be paid by the part^r of the second part to H. G. Brown, heirs and assigns.

IN TESTIMONY WHEREOF, The said part 43 of the first part has hereunto set their hands and seal the day and year last above written.

Signed, Sealed and Delivered in Presence of

Henry G. Brown (SEAL)
Annie Brown (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 19th day of December A. D. 1903, before me

J. R. Meredith a Notary Public in and for said County and State came
L. J. Brown and Anna Brown 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 April 10- 1905  J. R. Meredith Notary Public

Filed for Record the 21 day of Dec., A. D. 1905, at 3¹² o'clock P M.

By Asa B. Armstrong Deputy, W. H. Armstrong Register of Deeds.

The following is and varied on the original instrument
of the note herein recorded during my absence from this marriage
in which I was engaged with the said thirty dollars charged.
Witness my hand & seal this 20 day of December A.D. 1900
Wm. J. Parker
A. J. S. Plummer

Recorded Jan 3 1911
Hoyd L Lawrence
Register of Deeds