

MORTGAGE RECORD No. 40.

COUPON MORTGAGE - BANK OF THE STATE OF KANSAS, No. 12711

This Indenture, Made this 27 day of Dec in the year of our Lord one thousand nine hundred and nine between Sam Oliss

of Leocompton in the County of Douglas and State of Kansas, of the first part, and

John E. Wagner, Cashier of the second part:

Witnesseth, That the said part y of the first part, in consideration of the sum of Two hundred DOLLARS,

to him duly paid, the receipt of which is hereby acknowledged, has and has received sold and by these presents do grant, bargain, sell and mortgage to the said part y 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:

Beginning at the N.E. Corner of N.E. 1/4 of section 36. Township 11. Range 17. thence West 40 rods thence south 40 rods thence east 40 rods thence north 40 rods to place of beginning.

with the appurtenances and all the estate, title and interest of the said part y of the first part therein. And the said Sam Oliss do ES hereby covenant

and agree that at the delivery hereof he 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 he 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 hundred Dollars, according to the terms of his certain promissory note this day executed by the said Sam Oliss

to the said part y of the second part. Said note being given for the sum of Two hundred Dollars, dated Dec. 27th 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 y 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 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 costs, and insure the same at the expense of the part y 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 y of the second part, and all sums paid by the part y of the second part for insurance, shall be due and payable or not at the option of the part y of the second part, and it shall be lawful for the part y 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 y 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 y making such sale on demand, to the said Sam Oliss heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Sam Oliss (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 27 day of December A. D. 1905, before me

D. Waghman a Notary Public in and for said County and State came

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 June 6 1909 D. Waghman Notary Public

Filed for Record the 29 day of Dec. A. D. 1905, at 5th o'clock A M.

By Clair E. Constructions Deputy. W. Waghman Register of Deeds.

The above is a copy of the original instrument as recorded in the office of the Register of Deeds of Douglas County, Kansas, on the 29th day of December, 1905, and is a true and correct copy of the same as the same appears from the original instrument as recorded in the office of the Register of Deeds of Douglas County, Kansas, on the 29th day of December, 1905.

Recorded Nov. 28, 1908
C. W. Waghman
Register of Deeds