

COUPON MORTGAGE--SAML. DODSWORTH BROS. CO., LEAVENWORTH, KAN., No. 17211

This Indenture, Made this 1st day of March in the year of our Lord one thousand nine hundred and Six between F. W. Blackmar and Kate H. Blackmar his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and

Delia A. Phillips

... of the second part:

Witnesseth

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 party of the second part, her heirs and assigns forever, all that tract or parcel of land situated in the County of Angels and State of Kansas, described as follows, to wit:

of Douglas and State of Kansas, described as follows, to wit:

Lot No. five (5) six (6) seven (7) eight (8) Block four (4)

in Bowcock's Addition to the City of Lawrence, also beginning at the Northwest corner of said Lot No. 12, distance 100 rods, two and one-half feet to a point; thence South one hundred

City corner to the North line of Carters Street; thence East on said North line to the South corner of Lot No. six (6), thence North along the West line of said Lot six (6).

and five (5) is the place of beginning:
with the appurtenances and all the estate, title and interest of the said part 1/20 of the first part therein. And the said
F.W. Blackmar and wife Kate H.

and agree that at the delivery hereof they are the lawful owners 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 Twenty thousand Dollars, according to the terms of MC certain promissory note this day executed by the said Pauline C. Smith & H. Blackman to the said part II of the second part. Said

9. The said deed and mortgage are hereby confirmed and ratified by the parties hereto as if they had been made in full compliance with the provisions of the act above recited, and the same shall be given effect accordingly.

note being given for the sum of Sixty thousand dollars, the value of saying \$60⁰⁰ Dollars
and having hereunto set their hands and seals at New York City, New York, on or about the date of March 1st 1896 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 this conveyance shall be void if such note and coupons shall not be duly paid and satisfied.
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 part 1st of the first part hereby agreed to and made as in said note and coupons thereto attached, and as is hereinafter specified.

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 The balance of this mortgage at interest periods by giving thirty DOLLARS, large whole numbers, as provided, about ten years.

and, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and add accruing penalties, interests and costs, and insure the same at the expense of the part~~ies~~ of the first part, and the expense of such taxes and accruing penalties, interests and costs, shall from the payment thereof, be and become an additional lien under this mortgage upon the above described premises, and shall

near 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 in the payment of any of 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, 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 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

of the part 1 of the second part 2 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 2 making such sale on demand, to the said F. W. Blackmar - his heirs and assigns.

IN TESTIMONY WHEREOF, The said parties 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. W. Blackman (Seal)

Nate H. Blackman (Seal)

State of Kansas, Douglas County, ss.
BE IT REMEMBERED That on this 20 day of March A. D. 1906, before me
J. A. Lemoine a Notary Public in and for said County and State came F. W. Blackmar

to me personally known to be the same person and 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 9 1990  J. D. Benson Notary Public

Filed for Record the 21 day of March, A. D. 1906, at 8¹⁵ o'clock P. M.
A. L. Armstrong
Register of Deeds.

By E. E. Williamson Deputy. Reginald H. ...
