

## MORTGAGE RECORD No. 40.

COUPON MORTGAGE—EAST DOWNSIDE BOOK CO., LEATHEWORTH, ILL., No. 12114

This Indenture, Made this 28th day of November in the year of our Lord one thousand nine hundred Six between J. A. King and May King his wife of Riverside in the County of Riverside California and State of California, of the first part, and S. A. Griffie of New York of the second part:

Witnesseth, That the said part of the first part, in consideration of the sum of Five Hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha 26 Gold and by these presents do grant, bargain, sell and mortgage to the said part 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: Lot No. Forty-one (41) New York Street, Lawrence, Kansas.

with the appurtenances and all the estate, title and interest of the said part of the first part therein. And the said J. A. King and wife 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 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 Hundred Dollars, according to the terms of one certain promissory note this day executed by the said J. A. King and May King his wife to the said part of the second part. Said note being given for the sum of Five Hundred Dollars, dated November 28, 1906 due and payable in Five years, from date hereof, with interest with the option of paying all at any interest period after one year of \$1250 each 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 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 Five 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 insure the same at the expense of the part 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 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 of the second part, and all sums paid by the part of the second part for insurance, 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 option of the part 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 part of the second part making such sale on demand, to the said J. A. King his heirs and assigns.

IN TESTIMONY WHEREOF, The said part 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  
L. B. Leavitt J. A. King (SEAL)  
E. H. Schaefer May King (SEAL)  
California  
State of Kansas, Riverside County, ss.

BE IT REMEMBERED, That on this 13th day of December A. D. 1906, before me D. W. Lewis a Notary Public in and for said County and State came J. A. King and May King, husband and wife 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 Dec 4th 1907. D. W. Lewis Notary Public

Filed for Record the 18th day of December A. D. 1906, at 4 o'clock P. M.  
By A. W. Armstrong Deputy. Register of Deeds.

Recorded Dec. 13, 1907.  
 Atty. Armstrong, Reg. of Deeds.  
 By Eric Armstrong, Reg.  
 This mortgage is a valid lien on the premises of the original instrument.  
 The note herein described having been paid in full, this mortgage  
 is hereby released and the land hereby created discharged.  
 Witness my hand, this 13 day of December, A. D. 1907.  
 J. A. King  
 May King