

MORTGAGE RECORD No. 40.

597

COUPON MORTGAGE—SINGLE FIDELITY TRUST CO., LEAVENWORTH, KAN., No. 1204

This Indenture, Made this 8th day of June in the year of our Lord one thousand nine hundred Seven between Ludwig Boelchner and wife Augusta Boelchner

of Lawrence in the County of Douglas and State of Kansas, of the first part, and Pres. of Board of Directors of Friends University of Wichita, Kans. of the second part:

Witnesseth, That the said part 1st of the first part, in consideration of the sum of One Thousand DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, ha 12c 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: Lot No. 114 (One hundred fourteen) Vermont Street City of Lawrence

with the appurtenances and all the estate, title and interest of the said part 1st of the first part therein. And the said Ludwig Boelchner and wife Augusta Boelchner do hereby covenant 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 One Thousand Dollars, according to the terms of one certain promissory note this day executed by the said Ludwig Boelchner and wife Augusta Boelchner to the said part 2 of the second part. Said note being given for the sum of One Thousand Dollars, dated June 8, 1907 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 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 at least Fifteen Hundred DOLLARS

in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and and 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 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 of the second part making such sale on demand, to the said Ludwig Boelchner, his heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1st of the first part ha 12c hereunto set their hand and seal the day and year last above written.

Signed, Sealed and Delivered in Presence of R. M. Morrison Ludwig Boelchner (SEAL) Augusta Boelchner (SEAL)

State of Kansas, Douglas County, ss,

BE IT REMEMBERED, That on this 10 day of June A. D. 1907, before me J. D. Lawrence a Notary Public in and for said County and State came Ludwig Boelchner and wife Augusta Boelchner

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 seal my official seal on the day and year last above written.

My commission expires March 3 1910 J. D. Lawrence Notary Public

Filed for Record the 10 day of June A. D. 1907, at 3 o'clock P. M.

By A. W. Armstrong Deputy. Register of Deeds.

The fee hereby is returned to the original instrument. The whole herein described having been paid in full, this mortgage is hereby released and the same thereby created discharged. As witness my hand this 10th day of June A. D. 1907.

Recorded June 23 1907
J. D. Lawrence
Register of Deeds

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