

MORTGAGE RECORD No. 40.

COUPON MORTGAGE—KANSAS SOUTHWEST BROS. CO., LEAVENWORTH, KAN., No. 1294.

This Indenture, Made this eighteenth day of May in the year of our Lord one thousand nine hundred seven between F. W. Blackmar and Kate Nicholson Blackmar, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and

Hannah E. Hopkins of the second part:

Witnesseth, That the said part 1 of the first part, in consideration of the sum of Twenty two hundred 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 part 2 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:

Beginning at a point on the west line of Ohio Street, six hundred and fifty feet from the south west corner of Ohio and Broadway Streets, thence west one hundred and twenty-five feet, thence south seventy-five feet, thence east one hundred and twenty-five feet, thence north in the west line of Ohio Street to the place of beginning, all in Block addition to the City of Lawrence.

with the appurtenances and all the estate, title and interest of the said part 1 of the first part therein. And the said F. W. Blackmar and Kate Nicholson Blackmar

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 Twenty two hundred Dollars, according to the terms of certain promissory note this day executed by the said

F. W. Blackmar and Kate Nicholson Blackmar to the said part 2 of the second part. Said note being given for the sum of Twenty two hundred Dollars,

dated May eighteenth 1907 due and payable in One year 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 1 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 Twenty 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 1 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 1 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 1 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 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 2 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 2 making such sale on demand, to the said Frank W. Blackmar his heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

F. W. Blackmar (SEAL)
Kate Nicholson Blackmar (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 15 day of May A. D. 1907, before me Alfred Whitman a Notary Public in and for said County and State came F. W. Blackmar and Kate Nicholson Blackmar, his 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 January 14 1911 Alfred Whitman Notary Public

Filed for Record the 6 day of July A. D. 1907 at 9:15 o'clock A. M.

By Eric E. Armstrong, Deputy. Alfred Whitman Register of Deeds.

The sample following is suggested only the original instrument
 of this note herein described being hereon placed in this mortgage
 is hereby released and the sign of the party executed is not
 attached to this mortgage of Lawrence
 Edwin M. Hopkins

Recorded May 24 1910
 Henry J. Lawrence
 Register of Deeds