

# MORTGAGE RECORD No. 40.

COUPON MORTGAGE—SINK FURNACE BOOK CO., LEAVENWORTH, KAN., No. 1216

This Indenture, Made this Tenth day of January in the year of our Lord one thousand nine hundred eight (1908) between Agnus Morton and George Morton her husband of Douglas in the County of Douglas and State of Kansas, of the first part, and

Ina F. Cowles. of the second part:

Witnesseth, That the said part 1 of the first part, in consideration of the sum of Six hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has 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:

The South thirty (30) acres of the South west quarter (1/4) of the South West Quarter (1/4) in Section Eight (8) Township fourteen (14) Range (20) twenty County and State aforesaid

with the appurtenances and all the estate, title and interest of the said part 1 of the first part therein. And the said Agnus Morton and George Morton 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 Six hundred Dollars, according to the terms of one certain promissory note this day executed by the said Agnus Morton & George Morton to the said part 2 of the second part. Said

note being given for the sum of Six hundred Dollars, dated January 4 - 1908 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 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 no 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 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 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 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 1 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 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 1 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 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 Agnus Morton - her heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1 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  
Agnus Morton (SEAL)  
George Morton (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 8 day of Jan A. D. 1908, before me J. D. Lemon a Notary Public in and for said County and State came Agnus Morton and George Morton her husband 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 March 3 - 1910 J. D. Lemon Notary Public

Filed for Record the 9 day of Jan A. D. 1908 at 11 40 o'clock A. M.  
By Eric E. Armstrong Deputy. A. W. Armstrong Register of Deeds.

The following is endorsed on the original instrument.  
The State of Kansas described having been paid in full the mortgage  
to George Morton and Agnes Morton the first of January 1908  
I have this day of September A.D. 1908  
Ina F. Cowles.

Recorded Sept 5-1908.  
A. W. Armstrong  
Register of Deeds.