

COUPON MORTGAGE - Journal Co. Printers, Publishers and Book Binders - Lawrence, Kansas.

This Indenture, Made this Twelfth day of August in the year of our Lord, one thousand nine hundred and seven between C. E. Varnum and F. A. Varnum his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and F. B. Varnum of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Five hundred and Fifty 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, 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:

All of Lot Number thirty one (31) and the north half of lot number thirty three (33) on Tennessee Street in the city of Lawrence also a portion of a vacated alley fronting north of said lot number thirty one (31) on same street.

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said

C. E. Varnum and F. A. Varnum 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 Five hundred and Fifty Dollars, 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 Five hundred and Fifty Dollars, according to the terms of a certain promissory note this day executed by the said

C. E. Varnum & wife to the said party of the second part. Said note being given for the sum of Five hundred and fifty Dollars, dated August Twelfth due and payable in quarterly installments 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 parties 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 Blank 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 parties 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, 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 party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not at the option of the party of the second part; and it shall be lawful for the party 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, appraisal hereby waived or not at the option of the party of the second part, and the proceeds of such sale, together with 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 party making such sale on demand, to the said First Parties 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, Stated and Delivered in Presence of

C. E. Varnum (SEAL)  
F. A. Varnum (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 12 day of August A. D. 1907, before me

James Brooks a Notary Public in and for said County and State came C. E. Varnum and F. A. Varnum, 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 November 5 1907 James Brooks Notary Public

Filed for Record the 2 day of May A. D. 1908, at 3:25 o'clock P. M.

By Elsie E. Annshoring Deputy. Alv. Annshoring Register of Deeds.

The following is endorsed on the original instrument:  
 This within mortgage has today been paid in full  
 J. B. Varnum.  
 Recorded June 30 1907  
 Floyd & Lawrence  
 Register of Deeds

This note herein described is hereby released and the mortgage created thereon is hereby discharged. As witness my hand this 27th day of May, A. D. 1907.

Recorded May 7 1907  
 Floyd & Lawrence  
 Register of Deeds