

COUPON-MORTGAGE

This Indenture, Made this 22nd day of May in the year of our Lord, one thousand nine hundred and eight between Laura B. Emery, unmarried.

of Lawrence in the County of Douglas and State of Kansas, of the first part, and C. H. Tucker, of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Five hundred DOLLARS, to her fully paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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:

Lot No. Seventeen (17) Block Ten (10) Lanes Place, in the City of Lawrence,

with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Laura B. Emery do hereby covenant and agree that at the delivery hereof she is 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 she 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 Laura B. Emery, to the said party of the second part. Said note being given for the sum of Five hundred Dollars, dated Lawrence, Kan. May 22/08 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 party 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 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 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 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 party making such sale on demand, to the said Laura B. Emery, her heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Laura B. Emery. (SEAL)
(SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 22 day of May A. D. 1908, before me G. C. Asher a Notary Public in and for said County and State came Laura B. Emery, an unmarried woman, 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 Jan 16 1912. G. C. Asher. Notary Public

Filed for Record this 22 day of June A. D. 1908, at 9 o'clock A.M.
By A. W. Armstrong, Deputy. Register of Deeds.

The gross proceeds derived from the sale of the premises herein described are hereby acknowledged to have been paid to the mortgagee in full of the mortgage debt secured by this instrument. As witness my hand this 22 day of May A. D. 1908.

The instrument is duly acknowledged by the parties herein named as the mortgagee and mortgagor, and the mortgagee has been paid in full of the mortgage debt secured by this instrument. As witness my hand this 22 day of May A. D. 1908.

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the thousand nine hundred and eight between Laura B. Emery, unmarried. of Lawrence in the County of Douglas and State of Kansas, of the first part, and C. H. Tucker, of the second part: Witnesseth, That the said party of the first part, in consideration of the sum of Five hundred DOLLARS, to her fully paid, the receipt of which is hereby acknowledged, has sold and by these presents does 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: Lot No. Seventeen (17) Block Ten (10) Lanes Place, in the City of Lawrence, with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Laura B. Emery do hereby covenant and agree that at the delivery hereof she is 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 she 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 Laura B. Emery, to the said party of the second part. Said note being given for the sum of Five hundred Dollars, dated Lawrence, Kan. May 22/08 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 party 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 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 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 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 party making such sale on demand, to the said Laura B. Emery, her heirs and assigns.