

STANDARD FORM

COUPON MORTGAGE

This Indenture, Made this Eleventh day of September in the year of our Lord, one thousand nine hundred and Seven between Wash Simpson (unmarried)

of Lawrence in the County of Douglas and State of Kansas, of the first part, and Julia F. Nicholson of the second part:

Witnesseth, That the said party of the first part, in consideration of the sum of Five hundred DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do grant, bargain sell and mortgage to the said party 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 Eighteen (18) acres of that part of the north half (2) of the North west quarter (2) of Section No. Thirteen (13) Township Thirteen (13) South of Range No. Thirteen (13) East lying and being East of the Center Channel of Rock Creek.

with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said Wash Simpson do as hereby covenant and agree that at the delivery hereof he 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 he 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, and ten coupons, this day executed by the said

Wash Simpson to the said party of the second part. Said note being given for the sum of Five hundred Dollars, dated September 11th 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, to be paid in full each 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 party 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, 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 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, appointment hereby waived or not at the option of the party of the second part 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 Wash Simpson his heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Wash Simpson (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 12th day of Sept. A. D. 1907, before me Sam M. Hewlin a Notary Public in and for said County and State came Wash Simpson 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 April 11 1908 John M. Hewlin Notary Public

Filed for Record the 16 day of Sept. A. D. 1907, at 9²⁰ o'clock a. M.

By Eli C. Armstrong Deputy Eli C. Armstrong Register of Deeds.

(The following is returned on the original instrument)
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. Witness my hand and official seal of Office, A. D. 1916.

Julia F. Nicholson

Recorded Oct. 17th 1916

Wash Simpson

Notary of Douglas

The following is returned on the original instrument
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.

Recorded Feb 14 1910