

COUPON MORTGAGE - TAXED TO - PAID BY - RECORD - INDEX - SALE - DEED - RETURN - SHERIFF - TAXES - COLLECTOR -

This Indenture, Made this 1st day of November in the year of our Lord, one thousand nine hundred Eight between Adam Ritchie and Gertrude Ritchie his wife

of Decatur in the County of Douglas and State of Kansas, of the first part, and State Bank of Decatur of the second part:

Witnesseth, That the said part as of the first part, in consideration of the sum of Six Hundred Twenty 100 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 of of the second part, its 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 1769 ft. E. of the north west cor. of the N.E. quarter of Section Three (3), Township (18) Range Eighteen (18), and running thence east three hundred forty six (346) feet, thence north three hundred and thirty (330) ft., thence west three hundred and thirty (330) ft., thence south three hundred and thirty (330) ft. place of beginning, All being in the S.E. 1/4 of the N.E. 1/4 of Section Three (3) and containing 2 1/2 acres,

with the appurtenances and all the estate, title and interest of the said part of the first part therein. And the said parties of the first part 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 Twenty Dollars, according to the terms of their certain promissory note this day executed by the said parties of the first part to the said part of the second part. Said note being given for the sum of Six Hundred Twenty Dollars, dated Nov. 1 - 1908 due and payable in 6 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 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 Six Hundred Twenty 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 part of the second part, and all sums paid by the part of the second part for insurance, shall be due and payable or not at the option of the part of the second part; and it shall be lawful for the part of the second part its 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 of the second part its 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 making such sale on demand, to the said first parties, their heirs and assigns.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hands and seal, the day and year last above written.

Signed, Sealed and Delivered in Presence of

S. C. Anderson

Adam Ritchie

Gertrude Ritchie

State of Kansas, Dickinson County, ss.

BE IT REMEMBERED, That on this 14 day of October A. D. 1908, before me the undersigned a Notary Public in and for said County and State came Adam Ritchie and Gertrude Ritchie husband and 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 Sept. 21 1911 S. C. Anderson Notary Public

Filed for Record the 17 day of Oct A. D. 1908, at 10:35 o'clock A.M.

By Eric E. Crawshaw Deputy.

W. L. Armstrong Register of Deeds.

The following is contained with original instrument:  
 The mortgage herein described having been paid in full this mortgage  
 is hereby released and the lien hereby created thereon is discharged  
 with interest and costs 5 days after date of recording and 1909  
 State Bank of Decatur  
 W. B. East, Cashier  
 Recorded Dec 30 1908  
 Office of Lawrence  
 Register of Deeds.