

COUPON MORTGAGE - Journal One Printers Binders and Blank Book Writers Laxson - Kansas

This Indenture, Made this 25 day of September in the year of our Lord, one thousand nine hundred Eight, between John F. Beckringer and Lillie Beckringer, his wife of Decatur in the County of Douglas and State of Kansas, of the first part, and Jos. Hildenbrand of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Five Hundred 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, two 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:

One acre of land located in the north east corner of the northwest fractional quarter of section thirty one (31) township Twelve (12) Range Eighth (R) beginning at corner stone and running north sixteen (16) rods, thence west ten (10) rods, thence south sixteen (16) rods, thence east ten (10) rods to place of beginning, containing one acre -

with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery thereof 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 Five hundred Dollars, according to the terms of their certain promissory note this day executed by the said parties of the first part

note being given for the sum of Five Hundred Dollars, dated Sept. 25 - 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 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 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, 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, appraisement hereby waived 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 parties of the first part their 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, Sealed and Delivered in Presence of

J. F. Beckringer (SEAL)  
Lillie Beckringer (SEAL)

State of Kansas, \_\_\_\_\_ County, ss.

BE IT REMEMBERED, That on this 26 day of Sept. A. D. 1908, before me A. E. Wilson a Notary Public in and for said County and State came J. F. Beckringer and Lillie Beckringer, 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 Jan. 10 - 1909 A. E. Wilson Notary Public

Filed for Record the 17 day of Oct. A. D. 1908 at 10:20 o'clock A.M.

By Elie E. Armstrong Deputy. Al W. Armstrong Registry & Deeds.

The note herein referred to having been paid in full, this mortgage is hereby released and the lien hereby created discharged. As witness my hand this 5th day of October, A. D. 1911.

Jos. Hildenbrand

Recorded Dec 13 1911  
Wm. L. Lamm  
Register of Deeds.

The note herein referred to having been paid in full, this mortgage is hereby released and the lien hereby created discharged. As witness my hand this 5th day of October, A. D. 1911.

Recorded Nov 12 1910  
Wm. L. Lamm  
Register of Deeds.