

COUPON MORTGAGE Journal Co. Printers, Binders and Short Book Makers, Lawrence, Kansas

This Indenture, Made this Second day of December in the year of our Lord, one thousand nine hundred and eight (1908) between Anna Chase and John S. Chase her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and S. G. Criss of Auburn Mo. of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twenty Six hundred (\$2600.00) 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:

Lot number One hundred and forty four (144) on Tennessee Street in the City of Lawrence - and
Lot number Nine (9) in Block number twenty three (23) in Snelairs Addition to the City of Lawrence

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

parties of the first part to the said party of the second part. Said note being given for the sum of Twenty Six hundred Dollars, dated December 1st 1908 due and payable in six 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 Twelve 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 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, 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 parties of the second part, and all sums paid by the parties of the second part for insurance, shall be due and payable or not at the option of the parties of the second part, and it shall be lawful for the parties of the second part, their 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 parties of the second part, and 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 parties making such sale on demand, to the said Anna and John S. Chase - their heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Anna Chase (SEAL)
John S. Chase (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 2nd day of December A. D. 1908, before me

Wm. Armstrong, Register of Deeds a Notary Public in and for said County and State came Anna Chase and John S. Chase her husband to me personally known to be the same persons 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 1913 Wm. Armstrong, Register of Deeds

Filed for Record the 2nd day of Dec. A. D. 1908, at 10 o'clock A. M.

By Wm. Armstrong Deputy. Wm. Armstrong Register of Deeds.

The note herein described having been paid in full, this mortgage is hereby released and the lien hereby created discharged. As witness my hand this 25th day of March, A. D. 1913.

S. G. Criss
Wm. Armstrong
to attest

1913

Register of Deeds.

Wm. Armstrong
of Douglas & Lawrence

Recorded July 1, 1913
Blanchard