

## Mortgage Record No. 46.

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

This Indenture, Made this 15<sup>th</sup> day of December in the year of our Lord, one thousand nine hundred Eight between Elmer Skinner and Mary M. Skinner (wife) of Lawrence in the County of Douglas and State of Kansas, of the first part, and J. H. Newlin 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 part 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:

Commencing at the south west corner of block twenty five (25) in that part of the City of Lawrence known as west Lawrence, thence running East with the north side of Elliott Street One hundred (100) feet, thence north parallel with the West line of Florida Street One hundred (100) feet, thence West One hundred (100) feet to the East line of Florida Street, thence South One hundred (100) feet to the place of beginning.

with the appurtenances and all the estate, title and interest of the said part of the first part therein. And the said Elmer Skinner and Mary M. Skinner do hereby covenant and agree that of the delivery hereof they 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 one certain promissory note and one coupon this day executed by the said Elmer Skinner & Mary M. Skinner to the said part of the second part. Said note being given for the sum of Five hundred Dollars, dated Lawrence, December 15, 1908 due and payable in Three years from date hereof, with interest thereon from the date thereof until paid, according to the terms of said note and coupons hereto attached. And this conveyance shall be void if such payment be made as in said note and coupon 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 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 two 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 Elmer Skinner 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

Elmer Skinner (SEAL)  
Mary M. Skinner (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 15 day of December A. D. 1908, before me John M. Newlin a Notary Public in and for said County and State came Elmer Skinner & Mary M. Skinner 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 1911 (28) John M. Newlin Notary Public

Filed for Record the 2<sup>nd</sup> day of March A. D. 1909, at 10<sup>30</sup> o'clock A.M.

By Floyd L. Lawrence Register of Deeds

STANDARD FORM

COUPON MORTGAGE

Recorded March 2, 1909  
 Floyd Lawrence  
 Register of Deeds.  
 The mortgage was recorded with the original mortgage being duly acknowledged and the lien thereby created described herein my name this 15th day of March 1909 J. H. Newlin

Recorded Sept. 22, 1922