

Mortgage Record No. 46.

279

COUPON-MORTGAGE JOURNAL OF THE CITY OF LAWRENCE, KANSAS

This Indenture, Made this 29th day of May in the year of our Lord, one thousand nine hundred nine between Albert Mann and wife

of Steamboat Springs in the County of Jefferson and State of Kansas of the first part, and of the second part:

Witnesseth, That the said part us of the first part, in consideration of the sum of Twelve 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 us of the second part, us heirs and assigns forever, all that tract or parcel of land situated in the County of Nebraska and State of Kansas, described as follows, to wit:

Last Number Twelve (12) in Lawrence Addition to the City of Lawrence, Nebraska County, Kansas

with the appurtenances and all the estate, title and interest of the said part us 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 _____ Dollars, according to the terms of one certain promissory note this day executed by the said Albert A. Mann and wife to the said part us of the second part. Said note being given for the sum of Twelve Hundred Dollars dated _____ 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 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 us 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 at least fifteen 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 part us of the first part, 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 us of the second part, and all sums paid by the part us of the second part for insurance, shall be due and payable or not at the option of the part us of the second part; and it shall be lawful for the part us 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 part us 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 part us of the second part making such sale on demand, to the said parties their heirs and assigns.

IN TESTIMONY WHEREOF, The said part us 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
R. M. Gooding Albert A. Mann
Annie J. Mann
State of Kansas Rowlett County, ss.

BE IT REMEMBERED, That on this 29th day of May A. D. 1909, before me William M. Gooding a Notary Public in and for said County and State came Albert A. Mann and Annie J. Mann 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 5/20/1910 W. M. Gooding Notary Public

Filed for Record the 7 day of June A. D. 1909, at 2 o'clock P. M.
By F. Lloyd Lawrence Register of Deeds.

The following is indexed on the original instrument: This note herein described having been paid in full, this instrument is hereby released and is thereupon cancelled and discharged. At witness my hand this 29th day of May A. D. 1909. J. H. Newlin

Recorded May 31 1909
Floyd L. Lawrence
Register of Deeds