

COUPON-MORTGAGE Journal for Farmers, Builders and Stock Raisers - Kansas - Volume 1

This Indenture,

Made this tenth day of June in the year of our Lord, one thousand nine hundred twelve between Cora A. Van Voorhis Phillips & Lewis L. Phillips her husband of Lawrence in the County of Douglas and State of Kansas, of the first part, and C. H. Tucker of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Twenty hundred and no/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 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:

The West 1/2 of the West 1/2 of the South East 1/4 of Section 14 Township 12 Range 19 also that portion of lot 4 in North East Quarter of Section 14 Township 12 Range 19, lying south of the Atchison, Topeka & Santa Fe Railroad

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 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 Twenty hundred and no/100 Dollars, according to the terms of one 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 hundred and no/100 Dollars, dated Lawrence Kansas June 10, 1912 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 Ten 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, 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, and the proceeds of such sale, for not less than the amount of the principal of the said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon, and 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 parties 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 hands and seals the day and year last above written.

Signed, Sealed and Delivered in Presence of

Cora A. Van Voorhis Phillips (SEAL)
Lewis L. Phillips (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 11th day of June A. D. 1912, before me A. F. Gilman a Notary Public in and for said County and State came Cora A. Van Voorhis Phillips, and Lewis L. Phillips, 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 April 10th 1911 (L. S.) A. F. Gilman Notary Public

Filed for Record the 12th day of June A. D. 1912, at 9 o'clock a.m.

By Floyd L. Lawrence Deputy Register of Deeds.

The following is endorsed on the original instrument.

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 13th day of September A. D. 1932.

Attest: Hugh Messersmith
Ethel High Executor Estate of Luther H. Lewis, Deceased

For return of fee Book 67, Page 26
For affidavit fee Book 132, Page 654

COUPON-MORTGAGE

The Notary Public
written on the original
must be large
enough to contain
the name of the
Notary Public
1538
Hazel H. Beck
Notary Public
Fred W. Lohm
Notary Public