

COUPON-MORTGAGE Journal Co. - Printers - Missouri and Bank Book Makers - Lawrence, Kansas

This Indenture, Made this First day of November in the year of our Lord, one thousand nine hundred & Nine between Grace E. Derby an unmarried woman

of Oxford in the County of Butler and State of Kansas, of the first part, and C. H. Tucker of the second part:

Witnesseth, That the said part 4 of the first part, in consideration of the sum of Seven hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do cegrant, bargain sell and mortgage to the said part 4 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 No 70 in Block 56 West Lawrence in the City of Lawrence

with the appurtenances and all the estate, title and interest of the said part 4 of the first part therein. And the said Grace E. Derby do ce hereby covenant and agree that at the delivery hereof, she the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that she 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 Seven hundred Dollars, according to the terms of one certain promissory note this day executed by the said

Grace E. Derby to the said part 4 of the second part. Said note being given for the sum of Seven hundred Dollars, dated Lawrence Kansas Nov 1st 1907 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 part 4 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 Seven 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 4 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 4 of the second part, and all sums paid by the part 4 of the second part for insurance, shall be due and payable or not at the option of the part 4 of the second part; and it shall be lawful for the part 4 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 4 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 4 making such sale on demand, to the said Grace E. Derby her heirs and assigns.

IN TESTIMONY WHEREOF, The said part 4 of the first part has hereunto set her hand and seal the day and year last above written.

Signed, Sealed and Delivered in Presence of

Dwight J. Sloane
A. S. Sloane

Grace E. Derby (SEAL)

(SEAL)

State of Kansas, Butler County, ss.

BE IT REMEMBERED, That on this 29th day of October A. D. 1907, before me

a Notary Public in and for said County and State came Grace E. Derby an unmarried woman 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 May 19th 1908 A. S. Sloane Notary Public

Filed for Record the 2nd day of November A. D. 1907, at 2⁴⁰ o'clock P. M.

By Francis A. Lawrence Deputy Floyd L. Lawrence Register of Deeds.

STANDARD FORM

COUPON-MORTGAGE

The note herein described having been paid in full, this mortgage is hereby released and the same is hereby created discharged. At witness my hand and the seal of my office this 29th day of October, A. D. 1907.

C. H. Tucker

Recorded Oct 30 1907
Dwight J. Sloane
Register of Deeds

The note herein described having been paid in full, this mortgage is hereby released and the same is hereby created discharged.

Recorded Aug 15 1908
Francis A. Lawrence, Jr. Register of Deeds