

COUPON MORTGAGE

This Indenture, Made this 8th day of February in the year of our Lord, one thousand nine hundred and twelve between Elmer E. Myers and Matilda N. Myers his wife of Lawrence, Mo. in the County of Douglas and State of Kansas, of the first part, and C. W. Guaker of the second part:

Witnesseth, That the said part first part, in consideration of the sum of Eighteen hundred (\$1800.00) 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 part 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 half of the fractional Northwest quarter of Section Four (4) Township Twelve (12), Range Eighteen (18)

with the appurtenances and all the estate, title and interest of the said part 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 Eighteen hundred (\$1800.00) Dollars, according to the terms of one certain promissory note this day executed by the said parties of the first part to the said part second part. Said note being given for the sum of Eighteen hundred (\$1800.00) Dollars, dated February 8th 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 part 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 Eighteen hundred (\$1800.00) 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 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 second part, and all sums paid by the part second part for insurance, shall be due and payable or not at the option of the part second part; and it shall be lawful for the part 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 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 first part making such sale on demand, to the said parties of the first part, their heirs and assigns.

IN TESTIMONY WHEREOF, The said part first part have hereunto set their hand and seal the day and year last above written.

Signed, Sealed and Delivered in Presence of

Elmer E. Myers (SEAL)
Matilda N. Myers (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 8th day of Feb A. D. 1912, before me H. C. Asher a Notary Public in and for said County and State came Elmer E. Myers and Matilda N. Myers 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 Jan 16 1913 H. C. Asher Notary Public

Filed for Record the 8th day of Feb A. D. 1912, at 10:45 o'clock 9 M.

By Floyd L. Lawrence Deputy Register of Deeds.

This instrument is endorsed on the original instrument. The note herein described having been paid in full, this mortgage is hereby released and the same is hereby created discharged. As witness my hand this 8th day of February, A. D. 1912.

Recorded Com. 31 1912
H. C. Asher
Notary Public
Douglas County, Kansas