

COUPON-MORTGAGE - Journal No. 1-10000 - Binders and Blank Book-Makers - Lawrence, Kansas

This Indenture, Made this Fifteen day of June in the year of our Lord, one thousand nine hundred ten (1910) between J. S. Beckwith & Eva Beckwith his wife

of Ballwin in the County of Douglas and State of Kansas, of the first part, and The Kaufman Investment & Mortgage Company a corporation of Lawrence, Kansas of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of One thousand 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, its 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 east half (1/2) of the South half (1/2) of the N.E. quarter (1/4) of Section Ten (10) in Twp Fifteen (15) South of Range Twenty (20) in Douglas County, Kansas containing forty (40) acres more or less.

with the appurtenances and all the estate, title and interest of the said part of the first part therein. And the said J. S. Beckwith & Eva Beckwith his wife 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 One thousand and no/100 Dollars, according to the terms of one certain promissory note this day executed by the said

to the said party of the second part. Said note being given for the sum of One thousand Dollars, dated June 15th 1910 due and payable in Five (5) 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 party 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 _____ 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 party 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 party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not at the option of the party of the second part; and it shall be lawful for the party of the second part its 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 its 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 _____ 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
T. H. Evans J. S. Beckwith (SEAL)
Eva Beckwith (SEAL)

State of Kansas, Shawnee County, ss.

BE IT REMEMBERED, That on this 7 day of July A. D. 1910, before me T. H. Evans a Notary Public in and for said County and State came J. S. Beckwith and Eva Beckwith 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 31 1913 T. H. Evans Notary Public

Filed for Record the 26 day of July A. D. 1910, at 4:50 o'clock P. M.

By Frederick L. Lawrence Deputy Registrar of Deeds.

COUPON-MORTGAGE

This instrument is subject to the official instrument. The same herein described having been paid in full, this coupon is hereby released and the lien thereby created discharged. As witness my hand this _____ day of _____, A. D. 1910.

T. H. Evans

Frederick L. Lawrence
Registrar of Deeds.

Recorded Dec 13 1914 For Assignment

This coupon is subject to the official instrument. The same herein described having been paid in full, this coupon is hereby released and the lien thereby created discharged. As witness my hand this _____ day of _____, A. D. 1910.

Recorded Nov. 2nd 1915 Frederick L. Lawrence
Registrar of Deeds.