

COUPON MORTGAGE - Journal for Farmers, Builders and Small Business - Lawrence, Kansas

This Indenture, Made this First day of June in the year of our Lord, one thousand nine hundred ten 1910 between John N. Van der Vries, an unmarried man

of Lawrence in the County of Douglas and State of Kansas, of the first part, and John M. Newlin of Lawrence Douglas County, Kansas of the second part:

Witnesseth, That the said part 1 of the first part, in consideration of the sum of Two Thousand (\$2000) DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, has 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 South Fifty (50) feet of the West half (1/2) of Lot Four (4) of Block Fourteen (14) of Babcock enlarged addition to the city of Lawrence, Kansas

with the appurtenances and all the estate, title and interest of the said part 1 of the first part therein. And the said John N. Van der Vries do th hereby covenant and agree that at the delivery hereof he 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 he 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 Two Thousand \$2000 Dollars, according to the terms of one certain promissory note this day executed by the said

John N. Van der Vries to the said part 1 of the second part. Said note being given for the sum of Two Thousand and no/100 Dollars, dated June 1st 1910 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 1 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 Two Thousand and no/100 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 - 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 1 of the second part, and all sums paid by the part 1 of the second part for insurance, shall be due and payable or not at the option of the part 1 of the second part; and it shall be lawful for the part 1 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 1 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 party making such sale on demand, to the said John N. Van der Vries heirs and assigns.

IN TESTIMONY WHEREOF, The said part 1 of the first part has thereto set his hand and seal the day and year last above written.

Signed, Sealed and Delivered in Presence of

John N. Van der Vries (SEAL)
(SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 1st day of June A. D. 1910, before me the undersigned a Notary Public in and for said County and State came John N. Van der Vries a single man 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 hereto set my hand and affixed my official seal on the day and year last above written.

My commission expires June 4th 1914 Chas. G. Brook Notary Public

Filed for Record the 17 day of Sept A. D. 1910, at 9:05 o'clock P.M.

By Floyd L. Lawrence Deputy Register of Deeds.

This followed is endorsed on the original instrument)
These herein described having been paid in full, this mortgage is hereby released and the same thereby created discharged. As witness my hand this 11th day of Oct A. D. 1910.
Adley Tres Bond & Streiber
of Lawrence University.

Recorded June 1st 1910
Adley Tres Bond
Notary Public
for Lawrence

(For assignment see Book 118 Page 76)

This note herein described having been paid in full, this mortgage is hereby released and the same thereby created discharged. As witness my hand this 11th day of Oct A. D. 1910.
Adley Tres Bond

Recorded Oct 12 1910
Floyd L. Lawrence
Register of Deeds