

COUPON MORTGAGE - Journal of the Farmers, Merchants and Bankers Association of Kansas

This Indenture, Made this 4th day of October in the year of our Lord, one thousand nine hundred and ten between Irwin E. Davis an unmarried man of Lawrence in the County of Douglas and State of Kansas, of the first part, and C. A. Hill of the second part:

Witnesseth, That the said part 1 of the first part, in consideration of the sum of One hundred and fifty (\$150.00) DOLLARS, to him duly paid, the receipt of which is hereby acknowledged, he do sold and by these presents do grant, bargain sell and mortgage to the said part 2 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 Half of the North East quarter and the West 5*50/100ths
acres of the East half of the North East quarter of section twenty-six
(26) Township Thirteen (13), Range Eighteen (18) east of the 6th P. M.
This Mortgage is upon the undivided interest of the grantor
in said land, and is subject to the mortgage for two hundred
dollars now against all of said land.

with the appurtenances and all the estate, title and interest of the said part 1 of the first part therein. And the said Irwin E. Davis an unmarried man hereby covenant and agree that at the delivery hereof, he is 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 One hundred and fifty Dollars, according to the terms of one certain promissory note this day executed by the said Irwin E. Davis

to the said part 2 of the second part. Said note being given for the sum of \$150.00 Dollars, dated Oct 4th due and payable in six months year 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 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 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 party 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 making such sale on demand, to the said C. A. Hill heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Irwin E. Davis (SEAL)

(SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 4 day of October A. D. 1910 before me A. F. Flinn a Notary Public in and for said County and State came Irwin E. Davis unmarried 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 April 10th 1911 A. F. Flinn Notary PublicFiled for Record the 4 day of Oct A. D. 1910, at 3:50 o'clock P.M.By Flayle Lawrence Deputy Register of Deeds.

One hundred is entered on the official statement in my released and the terms herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As witness my hand this 10th day of October A. D. 1910.

C. A. Hill

C. A. Hill

Recorded Jan 7th 1911

Flayle Lawrence
Register of Deeds

The following is entered on the official statement in my released and the terms herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As witness my hand this 10th day of October A. D. 1910.

Recorded May 15 1911
Flayle Lawrence
Register of Deeds