

## Mortgage Record No. 46

COUPON MORTGAGE

This Indenture, Made this 17th day of October in the year of our Lord, one thousand nine hundred and Nineteen (1919) between S. H. Schrader and Flora Schrader, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and Emma Lait of the second part:

Witnesseth, That the said part of the first part, in consideration of the sum of Two Thousand and no/100 (\$2000.00) 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 of the second part, her 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 Twenty Four (24) acres of West Sixty Four (64) acres of the South East Quarter (1/4) of Section Nineteen (19) Township Twelve (12) Range Twenty (20) Less Six (6) acres off the East side of said tract of 24 acres

with the appurtenances and all the estate, title and interest of the said part of the first part therein. And the said S. H. Schrader and Flora Schrader, his wife do hereby covenant and agree that at the delivery hereof, they are the lawful owner of the premises above granted and seized of a good and indefensible 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 Two Thousand and no/100 Dollars, according to the terms of Four certain promissory note & this day executed by the said part of the first part here being notes of \$500 each due respectively March 1st 1913, March 1st 1914, March 1st 1915 and March 1st 1916 note being given for the sum of Two Thousand and no/100 Dollars, dated March 1st 1911 due and payable in Four years from date hereof, with interest thereon from the date thereof until paid, according to the terms of said notes and coupons thereon 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 of the first part hereby agree to pay all taxes assessed on said premises, except for year 1910 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 One Hundred 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 of the second part, and all sums paid by the part of the second part for insurance, shall be due and payable or not at the option of the part of the second part, her 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 of making such sale on demand, to the said S. H. Schrader heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

S. H. Schrader (SEAL)  
Flora Schrader (SEAL)

State of Kansas, Douglas County, ss.

BE IT REMEMBERED, That on this 17th day of October A. D. 1919, before me Frank E. Banks a Notary Public in and for said County and State came S. H. Schrader and Flora Schrader, his wife to me personally known to be the same persons 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 November 8th 1918 Frank E. Banks Notary Public

Filed for Record the 29 day of Oct A. D. 1919, at 1:25 o'clock P. M.

By Flora L. Lawrence Deputy Register of Deeds.

The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As witness my hand this 15 day of February A. D. 1920.

Emma Lait

Recorded February 17 1920  
Flora L. Lawrence  
Register of Deeds.

This mortgage is released with the release of the note. The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As witness my hand this 15 day of February A. D. 1920.

Recorded May 27th 1916  
Flora L. Lawrence