

COUPON-MORTGAGE-RECORD-COUNTY-CLERK-MISSOURI-AND-STATE-OF-KANSAS-LAWRENCE, MISSOURI

This Indenture, Made this 20th day of January in the year of our Lord, one thousand nine hundred Eleven between Adelaide Brown and wife and Edwin Brown husband of Kansas City in the County of Jackson and State of Missouri of the first part, and Edwin Anderson of Lawrence, Kansas of the second part:

Witnesseth, That the said part one of the first part, in consideration of the sum of Fifteen Hundred 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, 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:

Left One Hundred Forty-seven (147), One Hundred Forty-nine (149) and the North one half (1/2) of Lot One Hundred Fifty-one (151) and one Rhode Island Street, in the City of Lawrence, State of Kansas.

with the appurtenances and all the estate, title and interest of the said part one of the first part therein. And the said Adelaide Brown and husband Edwin Brown 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 Fifteen Hundred Dollars, according to the terms of one certain promissory note this day executed by the said Adelaide Brown and husband Edwin Brown to the said party of the second part. Said note being given for the sum of Fifteen Hundred Dollars, dated January 20 1911 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 one 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 Twenty Five Hundred 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 one 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 one of the second part, and all sums paid by the part one of the second part for insurance, shall be due and payable or not at the option of the part one of the second part; and it shall be lawful for the part one 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 one 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 Adelaide Brown and husband, their heirs and assigns.

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

Signed, Sealed and Delivered in Presence of

Adelaide Brown (SEAL)
Edwin Brown (SEAL)

State of Kansas, Missouri, Jackson County, ss.

BE IT REMEMBERED, That on this 20th day of January A. D. 1911, before me Thos. L. Nicholas a Notary Public in and for said County and State came Adelaide Brown and Edwin Brown, husband and 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 Dec 26th 1911 Thos. L. Nicholas Notary Public

Filed for Record the 24 day of Jan A. D. 1911, at 3:45 o'clock P.M.,

By Lloyd L. Lawrence Deputy. Lloyd L. Lawrence Register of Deeds.

This instrument is returned as the original instrument. The same herein described having been paid in full, the amount is hereby released and the same hereby created discharged. As witness my hand this 27th day of January, A. D. 1911.

Recorded Jan'y 27 to 1911
Lloyd L. Lawrence
Register of Deeds
Chas. B. Nichols