

MORTGAGE RECORD—59.

This Indenture, Made this Third day of November

year of our Lord one thousand nine hundred twenty four, between
J. E. B. Coffman and Jennie M. Coffman, his wife
of Lawrence, in the County of Douglas and State of Kansas, of the first part, and

V. A. Young

Witnesseth, That the said parties of the first part, in consideration of the sum of

—Five Hundred—

to them duly paid, the receipt of which is hereby acknowledged, have well sold, and by these presents do grant, bargain, sell and mortgage to the said part 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:

Beginning 16.94 chains North and 11.43 chains West of the Southeast corner of T¹3 of the Northwest quarter of Section 32 in Township 112, of Range 20, East of the 6th T.M.; thence West 7 chains + 17 links thence North 5 chains + 6 links; thence East 2 chains + 8 links; thence North 67 degrees and 15 minutes East 5 chains + 52 links; thence South 7 chains + 4 links, to the place of beginning, containing 4.26 acres more or less.

with the appurtenances, and all the estate, title and interest of the said part less of the first part therein. And the said.

parties of the first part -

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 Five Hundred DOLLARS, according to the terms of one certain promissory note, this day executed by said parties of the first part.

to the said part 4 of the second part; said note being given for the sum of.

Five Hundred.

0 Five Hundred - DOLLARS,
dated November 3rd, 1924, due and payable in Five year 1/2 from date thereof,

with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of Fifteen Dollars each thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as hereinafter specified. And the said party 122 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 said mortgagee in the sum of _____ DOLLARS,

_____ as insurance company satisfactory to _____, in default whereof the said mortgage may pay the taxes and accruing penalties, interests and costs, and ~~be the~~ ~~part~~ ~~of the expense of the part~~ _____ ~~of the first part~~ and the expense of such taxes and accruing penalties, interest and costs; and insurance, from the payment thereof, and be become an additional fund under the 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 other part thereof or interest thereon or the taxes assessed on said premises ~~or if the insurance is not kept up thereby~~, 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; and it shall be lawful for the part _____ of the second part, ~~his~~ his executors, administrators or 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 _____ of the second part, ~~his~~ 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 over-plus, if any there be, shall be paid by the part _____ making such sale, on demand, to the said first parties, their _____ heirs and assigns.

In Testimony Whereof, The said part ies of the first part ha ve hereunto set their hand and seal the day and year last above written.

Signed, sealed and delivered in presence of

STATE OF KANSAS,

Douglas County, } 13.

Be it Remembered, That on this 3rd day of November A. D. 1924 before me,
the undersigned a Notary Public in and for said County and State, came
E. B. Coffman and Jennie M. Coffman his wife

L. S.

to me personally known to be the same person, who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

My Commission expires September 15th 1926

E. J. Hilkey

Notary Public.

This instrument was filed for record on the 10th day of Nov.

A. D. 1926, at 1:53 o'clock P.M.

Isa E. Wellman

Register of Deeds.

By.

Deputy.