

Receiving No. 6250

DOUGLAS COUNTY

Reg. No. 1534 <
Fee Paid \$7.50

COUPON MORTGAGE

THIS INDEBTURE, Made this 1st day of July in the year of our Lord one thousand nine hundred Thirty-eight between Ethel S. Buchanan (a single woman) of Lawrence, in the County of Douglas and State of Kansas, of the first part, and J. S. Windsor of the second part:

WITNESSETH, That the said party of the first part, in consideration of the sum of Three Thousand dollars (\$3000) DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, has sold, and by these presents does 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:

" Lot One Hundred forty-three (143) Kentucky Street, City of Lawrence, Kansas. "

with the appurtenances, and all the estate, title and interest of the said party of the first part thereon. And the said Party of the first part does hereby covenant and agree that at the delivery hereof she 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 she 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 Three Thousand and no/100 DOLLARS, according to the terms of a certain promissory note this day executed by the said party of the first part to the said party of the second part; said note being given for the sum of Three Thousand and no/100 (\$3000) DOLLARS, dated July, 1938, due and payable in five years from date thereof, with interest thereon from the date thereof until paid according to the terms of said note and 10 coupons of \$90 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 of the first part hereby agrees 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 Three Thousand and no/100 (\$3000) 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, interest 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 or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, appraisement, 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 parties making such sale, on demand, to the said party of the first part, her heirs and assigns.

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

Ethel S. Buchanan

STATE OF KANSAS,)
Douglas County,) SS.

Be It Remembered, That on this 1 day of July 1938 before me, C.B. Hosford a Notary Public in and for said County and State, came Ethel S. Buchanan (a single woman) to me personally known to be the same person who executed the within 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.

C. B. Hosford
Notary Public.

(SEAL) My commission expires June 26, 1939

Recorded July 2, 1938 at 9:15 A.M.

Harold A. Beck Register of Deeds.

Reg. No. 1539
Fee Paid \$7.50

Receiving 6272 <

MORTGAGE

THIS INDEBTURE, made on this 22nd day of June, 1938, by and between OTTO H. DREHER and AGNES DREHER, his wife, of the County of Douglas and State of Kansas, (jointly and severally, if more than one), Party of the First Part, and THE TRAVELERS INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Connecticut, with principal office in the City of Hartford, County of Hartford and State of Connecticut, Party of the Second Part (hereinafter called the "Company");

WITNESSETH: That the said Party of the First Part, in consideration of money in the principal sum of THREE THOUSAND AND NO/100 - Dollars (\$3,000.00) loaned by the said Company to the Party of the First Part, the receipt whereof is hereby acknowledged, and to better secure the repayment of said principal sum together with the interest to become due thereon according to the terms of a certain promissory note hereinafter described, AND ALSO to insure the faithful performance of the covenants and agreements herein contained, does by THESE PRESENTS GRANT, BARGAIN, SELL, CONVEY, CONFIRM AND MORTGAGE unto the said Company, its successors and assigns forever, all and singular the real estate and premises lying and being in the County of Douglas and State of Kansas, as follows, to-wit:

The Northwest Fractional Quarter of Section Nineteen (19), Township Thirteen (13), Range Twenty (20), East of the Sixth Principal Meridian.

containing in all 151 acres more or less, according to the Government survey thereof; TOGETHER WITH all and singular the tenements, hereditaments, buildings, improvements, privileges and appurtenances thereunto belonging or in any wise appertaining, and all homestead and contingent rights and estates whatsoever therein, and also all the rents, issues and profits thereof, including all the profits, revenues, royalties, rights and benefits accruing or to accrue to the Party of the First Part under all oil, gas and mineral leases made or to be made covering said premises during the existence of this mortgage;

TO HAVE AND TO HOLD the same unto the said Company, its successors and assigns, forever, for the