

The following is indorsed on the original instrument
 For valuable consideration to me in hand paid & hereby sell & assign to John Boyd
 all my right title & interest in the within mortgage — July 26th 1881, October 16th
 Sanford Topping

Recorded Feb. 15th 1884 at 10:50 am.

Atty. General Register's office

This Indenture made this 8th day of November in the year of our Lord one thousand eight hundred and eighty eleven for Pingaman and Mary C. Pingaman his wife of Norwood in the County of Franklin and State of Kansas of the first part and Sanford Topping of the second part:

Witnesseth, that the said parties of the first part in consideration of the sum of Four hundred Dollars to them duly paid the receipt of which is hereby acknowledged has 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: The south west quarter (S. W. $\frac{1}{4}$) of the North West quarter (N. W. $\frac{1}{4}$) also the east twenty (20) acres of the South East quarter (S. E. $\frac{1}{4}$) of the North West quarter (N. W. $\frac{1}{4}$) all in Section Fourteen (14) Township Fifteen (15) of Range Thirteen (13) containing Sixty acres of land more or less with the appurtenances and all the estate title and interest of the said parties of the first part therein. And the said parties of the first part do 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. This grant is intended as a mortgage to secure the payment of the sum of Four hundred Dollars according to the terms of a certain note this day executed by the said Joe Pingaman to the said party of the second part for the said sum of four hundred Dollars due and payable on the first day of March 1883 with interest at the rate of eight per cent payable annually interest to commence March 1st 1881. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment or any part thereof or interest thereon or if the taxes on said land are not paid when the same become due and payable or if the insurance is not kept up thereon as provided herein then this conveyance shall become absolute and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder thereof, and it shall be lawful for said 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 waived" and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest together with the costs and charges of making such sale and the surplus if any there be shall be paid by the party making such sale or demand to the said Joe Pingaman his heirs and assigns

In Witness Whereof the said parties of the first