

The following is endorsed on the original instrument.
 The Value Received I hereby sell and assign all my right, title and interest in and to the within
 Mortgage to Jacob Horner. As Witness my hand at Lawrence Kansas this 28th day of March A.D. 1890
 State of Kansas, Douglas County, S.S. }
 Anthony Frederickson.

On this 28th day of March A.D. 1890 before me, a Notary Public in and for said County and State, came Anthony Frederickson, to me personally known to be the same person who executed the foregoing assignment and duly acknowledged the execution thereof. In Witness Whereof
 I have hereunto subscribed my name and affixed my official seal for the day and year within written.
 Recorded Feb. 19, 1891 at 2 o'clock P.M. J. H. S. Notary Public
 3853

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 North one half of Lot No. Seventy five (75) on Massachusetts Street in the City of Lawrence in said County and State, according to the plat of said City 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, 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 Dollars, due and payable on or before three years from date thereof, with interest thereon from date thereof at Eight per cent. per annum, according to the terms of four certain promissory notes this day executed and delivered by said Edward Wilson to the said party of the second part; and this conveyance shall be void if such payment be made as in said notes and in this instrument specified.

And the said parties of the first part hereby agree to pay all taxes and assessments levied and assessed against said premises before any costs or penalties shall accrue thereon, and to keep the buildings erected and to be erected on said premises insured in favor of the said second party or his assigns, in the sum of Two Thousand Dollars, in some responsible insurance company authorized to do business in the State of Kansas, in default whereof said party of the second part may pay such taxes, and any penalties and costs which may have accrued thereon, and as well effect such insurance at the expense of said first parties, and such taxes, penalties, costs and insurance, shall from the date of payment be an additional lien under this mortgage, on said above described premises, and shall bear interest at the rate of twelve per cent. per annum. But if default be made in the payment of said notes, or any part thereof, or any interest thereon, or of the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said notes