

For and in consideration of the sum of One Hundred and Fifty Dollars to him in hand paid, the receipt whereof is hereby acknowledged, the mortgage within named hereby assigned and conveyed to John W. Mason by his assignor, the debt by the within mortgage secured, and all my right, title and interest in and to the lands and tenements in said mortgage mentioned and described.

William Nicholson

of the second part, said note being given for the sum of One Hundred and Fifty Dollars dated Aug 31st 1879 due and payable in Three years from the date thereof 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 parties 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 mortgage, in the sum of One Hundred and Fifty Dollars on Barn and Eight hundred Dollars on dwelling house, in some insurance company satisfactory to said mortgage, in default whereof the said mortgage may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the parties 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 ten per cent per annum. But if default be made in such payments 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 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 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 party making such sale on demand to the said Julia N. Skofstad or her heirs and assigns.

In witness whereof the said parties of the first part have hereunto their hands and seals the day and year last above written.

Witness my hand and seal in presence of
John M. Newlin
Notary of Kansas
County of Douglas

Julia N. Skofstad
Martin J. Skofstad

Recorded Sept. 16, 1879 at 11³⁰ o'clock A. M. James Brackenbury, Register of Deeds.
Be it Remembered, That on this 31st day of August A.D. 1879