Township No. thirteen (13) of Range No. seventeen (17), and the West half of the following, beginning at the North East corner of the South East quarter of Section No. twenty four (24) in said township; thence South to the bed of Wakarusa Creek; thence West along said creek so that a line running north to the north line of said quarter section will make ten (10) acres; thence north to the north line of said quarter section from the point so determined; thence East to the place of beginning. Excepting the Right of Way as taken for the L. L. and G. R. R. Co. with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said party of the first part does hereby covenant and agree that at the delivery hereof he 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; that he has good right to sell and convey said premises, and that he will Warrant and Defend the same against the lawful claim of all persons.

This Grant is intended as a mortgage to secure the payment of the sum of Twelve Hundred Dollars, and interest thereon, according to the terms of one certain mortgage note and ten interest notes or coupons this day executed by the said Oscar C. Hellstrum to wit: Note No. 1. for Twelve Hundred Dollars, due March 1st, 1897 all dated February 29, 1892, payable to Russell and Metcalf or order, at the Importers and Traders National Bank of New York City, N. Y., with interest payable semi-annually on the first day of March and September in each year, according to coupons attached to said note. The party of the first part further agrees that he will pay all taxes and assessments upon the said premises before they shall become delinquent, and they will keep the buildings on said property insured for $ in some approved Insurance Company, payable in case of loss, to the mortgagee or assigns and deliver the policy to the mortgagee, as collateral security hereto.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the party of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments, as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part; and in case of such default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and their assigns, interest at the rate of 10 per cent. per annum, computed annually on said principal note, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed the legal rate of 10 per cent; but the parties of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments

(Release See Book 37 Page 304)

For value received I hereby assign this mortgage and the debt therein described to Mary A. Lewis

Witness my hand at Kansas City this 14 day of March A.D. 1892. Russell Metcalf & Hellstrom

State of Illinois, County of Douglas ss. On this 14 day of March 1892 before me a Notary Public in and for said County and State, came William S. Hellstrom 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 set my name and affixed my official seal on the date and year last aforementioned.

Chas. Martin Notary Public

Recorded April 6th 1892

Chas. Martin Register of Deeds

By Geo. W. Lewis Deputy