

For Value Received. I hereby assign the within mortgage and the debt secured hereby to H. S. Richards May 9th 1893
H. C. Bonquian

State of Kansas, Shawnee County, ss. Be it remembered, that on this 9 day of May A.D. 1893 before me the undersigned a Notary Public in and for the County and State aforesaid, came H. C. Bonquian the within named mortgage to me personally known to be the same person who executed the foregoing assignment and duly acknowledged the execution of the same. He then showed to me the within mortgage and offered me official seal, the day is day year last, above written.

Notary Public
H. S. Richards
May 9th 1893

in the sum of Two Thousand Dollars, according to the terms of a certain mortgage note of even date herewith executed by said parties of the first part, in consideration of the actual loan of the sum aforesaid, and payable on the first day of November 1897 to the order of said second party, with interest thereon at the rate of six per cent. per annum, payable semi-annually on the first days of May and November in each year, according to the terms of interest notes thereunto attached; both principal and interest and all other indebtedness accruing hereunder being payable at Bank of Boston Safe Deposit and Trust Company, Boston, Mass., and all said notes bearing ten per cent. interest after due.

Second. The parties of the first part agree to pay all taxes and assessments upon the said premises before they shall become delinquent, and that until the full payment of said debt they will keep the building which now are or may hereafter be erected upon said premises insured in such insurance companies as the legal holder hereof may elect to the amount of Eight Hundred Dollars, loss, if any, payable to this mortgage or assigns and deliver said policy or policies of insurance to this mortgage as collateral security hereof; and said first parties agree that all insurance on said buildings shall, until said debt is paid, be made payable in like manner. The legal owner and holder hereof may, in case of loss, collect such insurance and apply it to said debt, or may deliver said policy or policies to the said parties of the first part, and require the collection of same, and application made of the proceeds as above mentioned. Said parties of the first part shall assume all responsibility of proofs, and care and expense of collecting said insurance; will keep all fences, buildings and other improvements on said real estate in as good repair as they are at the date hereof, and permit no waste of any kind on said premises.

Third. It is agreed by said first parties that the party of the second part, or assigns, may make any payment necessary to remove or extinguish any prior or outstanding title, lien or incumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure; and sums so paid shall become a lien upon the above described real estate, and be secured by this mortgage, and may be recovered, with interest at ten per cent, in any suit for the foreclosure of this mortgage. In case of such foreclosure, said real estate shall be sold without appraisal.

Fourth. In case of default in any of the covenants herein contained, the rents and profits of the said premises are pledged to the legal holder or holders hereof as additional and collateral security for the payment of all moneys mentioned herein, and said legal holder is entitled to the possession of said property, by a receiver or otherwise, as he may elect.

Fifth. If such payments be made as are herein specified, this conveyance shall be void; but if said principal or interest, notes, or any part thereof, or any interest thereon be not paid according to the terms of said notes, or if said taxes or assessments be not paid as provided herein, or if default be made in the agreement to insure, or in the covenants, incumbrances, or in any other covenant herein contained, or in

Recorded May 11th 1893 at Shawnee County, Kansas
H. S. Richards