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; that they have good right to sell and convey said premises, and that they 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 Two Thousand 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 parties of the first part to wit Note No. 1. for Two Thousand Dollars, due March 1- 1903. All dated March 11th 1898. payable to Russell & Metcalf, or order, at the Importers and Traders National Bank of New York City, N.Y. with interest payable semi-annually on the first days of March and September in each year, according to coupons attached to said note. The parties of the first part further agree that they 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 $2000 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 parties of the first part. But if default be made in the payment of said principal sum, or any part thereof 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 his assigns, interest at the rate of ten 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 party 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, with interest at ten per cent, in any suit for foreclosure of this mortgage and it shall be lawful, for the party of the second part his executors

The foregoing assignment is endorsed on the original instrument

For Value Received, I hereby sell and assign this mortgage and the notes therein described to F. W. Bartelds, Trustee Lawrence Kansas as Witness my hand at Lawrence Kansas this 26' day of March A.D. 1898

Wilder S. Metcalf.

State of Kansas, County of Douglas SS. On this 26' day of March 1898 before me a Notary Public in and for said County and State came Wilder S Metcalf 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 on the day and year last above Written. C. D. Sorgeman, Notary Public. My Commission expires Jan 5' 1902 - Recorded March 26" 1898 - 6.35 P.M.