

for value received, I hereby sell, assign and transfer for all my right, title and interest in and to the within mortgage, and the bond secured thereby,
 to Stacie B. Caste - Witness my hand and seal this 2 day of Sept - A. D. - 1902 -
 J. C. Caste.

County of Franklin, I do it remembered, that on this 2 day of Sept. A. D. - 1902 - Before me, a Notary Public in and for said county and State, came
 J. C. Caste to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same,
 and witnesses thereof. I have hereunto subscribed my name, and affixed my official seal on the day and year last above written.
 Records - Sept - 5 - 1902 -
 J. C. Caste, Notary Public.

This indenture made this 24 day of June in the year of our Lord, one thousand nine hundred and one, between B. H. Bice & Bertha Bice his wife of Palmer Township in the County of Douglas and State of Kansas of the first part, and J. C. Caste of the second part; Witnesseth, that the said parties of the first part, in consideration of the sum of Twenty five hundred dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and mortgage to 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 south west quarter (1/4) of sec. Seventeen (17) township fifteen (15) Range twenty one (21) - with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said B. H. Bice & Bertha Bice 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 encumbrances. This grant is intended as a Mortgage to secure the payment of the sum of Twenty five hundred dollars, according to the terms of a certain coupon note this day executed by the said parties of the first part to the said party of the second part, privilege is granted parties of the first part to pay one hundred dollars or any multiple thereof at any interest payment after two years from date of mortgage. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder hereof, and it shall be lawful for the said party of the second part, his executors, administrators and assigns, at any time thereafter, to take possession of the premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest,