

The following is endorsed on the original instrument

For value received, I hereby sell and assign this mortgage and the notes therein described, to Sarah K. C. Clogg of North Kingsville, Ohio, As Trustee of my land at Lawrence, Kansas, this 31st day of July A.D. 1899.

Erving W. Metcalf

Recorded July 31st 1899
at 9th clock A.M. by J. Foxman, Reg. of Deeds

State of Kansas, County of Douglas, S.E.

On this 31st day of July, 1899, before me, a Notary Public in and for said County, and State, coming Erving W. 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.

By J. C. Fisher, Notary Public

This indenture made this thirteenth day of July in the year of our Lord one thousand eight hundred and ninety nine, between August Benard and Kate Benard, his wife (being of lawful age), of the County of Douglas and State of Kansas, of the first part, and Erving W. Metcalf of Lawrence, Kansas, of the second part, Witnesseth, that the parties of the first part, in consideration of the sum of five hundred dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have sold, and by these presents do grant, bargain, sell and convey to the said party of the second part, his heirs and assigns forever, the following tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to wit: The south half of the south west quarter of section fourteen (14) in Township Thirteen (13) of range seventeen (17) with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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 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 five 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 parties of the first part, to wit: Note No. 1. for five hundred dollars, due July 12th, 1904, all dated July 13th, 1899, payable to Erving W. 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 January and July 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 building on said property insured for sum 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 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, if 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