

For value received, hereby sell and assign the within mortgage, and the notes therein described to Helen M. Carpenter, Alice M. G. - As witness my hand, this 26th day of December 1900.

Wilder S. Metcalf
County of Douglas, State of Kansas
Credited Dec 26 1900
Personally before me to be the same person who executed the foregoing assignment, and duly acknowledged the execution thereof, I do hereby certify that the within mortgage and the notes therein described were assigned to Helen M. Carpenter, Alice M. G. - As witness my hand, this 26th day of December 1900.

This indenture, made this sixth day of December, in the year of our Lord nineteen hundred, between Benjamin A. Cowbelan unmarried man (being of lawful age) of the County of Douglas, and State of Kansas, of the first part, and Wilder S. Metcalf of Lawrence Kansas, of the second part, witnesseth, that the party of the first part, in consideration of the sum of \$500. Five hundred dollars, to him in hand paid, the receipt whereof is hereby acknowledged, has sold and by these presents does 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 west quarter of the north west quarter of section thirty-five (35) in Township Thirteen (13) of Range Twenty (20) 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 will warrant and defend the same against the lawful claims of all persons. This grant is intended as a mortgage to secure the payment of the sum of \$500. 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 party of the first part, to-wit: Note No. 1 for Five hundred Dollars, due January 1st 1906 all dated December 6th 1900, payable to Wilder S. 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 party of the first part further agrees that he 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 thereto. 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 warranted to be paid for the period of ten days after the same becomes due, the said first party agrees to pay to said second party or his assigns, interest at the rate of ten per cent per annum, computed semi-annually on said principal note, from date thereof, to the time when the money