

For value received, hereby sell and assign the mortgage made by
W. L. Coffman and Maggie E. Coffman and recorded in Book 8

This Indenture, made this first day of March A.D. 1904, by and between John C. Talbot & Nellie B. Talbot, his wife, of Baldwin County of Douglas and State of Kansas, parties of the first part, and The Atlas Building and Loan Association of Lawrence, Kansas, party of the second part, Witnesseth, that the parties of the first part, in consideration of the sum of One Thousand Dollars, to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant, bargain, sell and convey unto the party of the second part, its successors and legal representatives, the following described real estate situated in the County of Douglas and State of Kansas, to wit: Lots number ninety four (94), ninety six (96) and ninety eight (98) Baker Street Baldwin City, Douglas County, Kansas. To have and to hold the same together with all and singular the tenements, hereditaments and appurtenances thereto belonging. The parties of the first part covenant and agree that at the delivery hereof they are the lawful owners of said premises and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and will warrant and defend the same in the quiet and peaceable possession of the party of the second part, its successors and legal representatives, forever. This grant is intended as a mortgage to secure the payment of One Thousand Dollars, according to the terms of a certain promissory note for said sum, of even date herewith, executed and delivered by the parties of the first part, and payable to the party of the second part at its general office in Lawrence, Kansas, in monthly installments according to the terms of said note and the Rules and By-Laws of the party of the second part. The parties of the first part covenant and agree to pay all the taxes and assessments levied upon and assessed against said premises when due and payable; to pay all premiums for the amount of insurance herein specified; and if not so paid, the party of the second part may pay said taxes and insurance premiums, and the amount so paid shall be a lien upon said premises, be secured by this mortgage and be collected in the same manner as the principal debt hereby secured, together with interest at the rate of ten per cent per annum until paid. The parties of the first part further covenant and agree to keep the building, fences and other improvements now upon, or which may be placed upon said premises, in good repair and condition.

Recorded April 14th A.D. 1903.
 W.W. Donahue
 Register of Deeds
 By J. L. Foreman
 Deputy
 attest
 My Comm. Expires