

The following is endorsed on the original instrument. *Book 56 Page 238*
 ASSIGNMENT OF MORTGAGE.

For and in consideration of Value received to-----in hand paid, the receipt of which is hereby acknowledged, I, E. J. Hilkey the mortgagee within named, does hereby assign and transfer to W. D. Wells or his assigns the note by the foregoing mortgage secured, and do hereby assign and transfer to the said W. D. Wells all my right, title and interest to the lands and tenements in said mortgage mentioned and described.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Lawrence in the County of Douglas and State of Kansas this 21st day of December A.D. 1917.

E. J. Hilkey, (Seal).

State of Kansas,)
 Douglas County,) ss.

Be it Remembered, That on this 21 day of December A. D. 1917 before me, the undersigned a Notary Public in and for said County and state, Came E. J. Hilkey to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.

T. J. Sweeney, Jr.
 Notary Public.

(L.S.)

My Commission Expires March 4, 1918.

Recorded December 21, A.D. 1917.
 At 3:40 o'clock P.M.

Estelle Koshup
 Register of Deeds,
James Flood
 Deputy.

THIS INDENTURE, Made this 17 day of December in the year of our Lord, one thousand nine hundred and seventeen between S. F. Grammer and Mary M. Grammer (husband & wife) of-----In the County of Franklin and State of Kansas of the first part, and The Farmers State Bank Centropolis, Kansas party of the second part:

Witnesseth, That the said parties of the first part, in consideration of the sum of Three 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, its 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: A tract of land twenty eight and one quarter ($28\frac{1}{4}$) rods north and south and twenty two and two thirds ($22\frac{2}{3}$) rods east and west out of the south east corner of the south half ($\frac{1}{2}$) of the south west quarter ($\frac{1}{4}$) of section ten (10) township fourteen (14) Range eighteen (18) Douglas County, Kansas, containing four (4) acres. 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 sized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances.

This Grant is intended as a first Mortgage to secure the payment of the sum of Three Hundred Dollars, according to the terms of a certain Mortgage, note or bond this day executed by the said parties of the first part and payable on the 17th day of December 1919 to the order of said second part with interest from date at the rate of 8% per annum payable semi-annually. 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, executors, administrators and assigns, at any time thereafter, to take possession of the said 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, together with the costs and charges of making such sale, and the overplus of any there be, shall be paid by the party making such sale, on demand, to the said first parties or their heirs or assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year last above written.

S. F. GRAMMER
 Mary M. Grammer.

Recorded
Estelle Koshup
 Register of Deeds
 Dec 24-1918

*The following is endorsed on the original instrument:
 The Farmers State Bank, Centropolis, Mo.
 hereby acknowledged this 17th day of December 1917
 Received of William D. Nichols wife of the within named mortgagee the sum of Three Hundred Dollars to be paid to the order of said second part with interest from date at the rate of 8% per annum payable semi-annually.*

*The following is endorsed on the original instrument:
 Received of William D. Nichols wife of the within named mortgagee the sum of Three Hundred Dollars to be paid to the order of said second part with interest from date at the rate of 8% per annum payable semi-annually.*