This Indenture

Made the Twenty-ninth day of December

in the year of our Lord One thousand eight hundred and seventy-three

Between "The Trustees of the University of Pennsylvania"

in the one part and "The Fidelity Insurance Company of Philadelphia"

in the other

Whereas at a meeting of the
date
de the Trustees of the University of Pennsylvania held on the Fourth day of November One thousand eight hundred and seventy-three in the City of Philadelphia the following Resolutions were unanimously passed.

"Resolved That for the purpose of raising the necessary funds required for the erection of proper buildings for the Medical Department
of The University of Pennsylvania and for other improvements a loan of One hundred and fifty thousand Dollars be negotiated payable on or before ten years from the First day of January One thousand eight hundred and seventy-four. Said loan to bear interest at the rate of six per centum per annum payable half yearly on the First day of the months of July and January clear of all taxes.

Resolved: That the said loan be represented by registered Bonds transferable by endorsement thereon and by a transfer on the books of the Corporation, and that they be issued Twenty of them in the sum of Five thousand Dollars each and Fifty of them in the sum of One thousand Dollars each.

Resolved: That to secure the said Bonds an Indenture of Mortgage shall be given to The Fidelity Insurance Trust and Safe Deposit Company as Trustees in such form as by counsel learned in the law shall be devised upon (the)
the following real estate belonging to The Trustees of the University of Pennsylvania viz

I. Premises No. 131 South Fifth Street between Chestnut and Walnut Streets in the City of Philadelphia.

II. Premises Nos. 58, 62, 64 and 66 North Fourth Street between Market and Arch Streets in the City of Philadelphia.

III. Premises between Thirty-fourth and Thirty-sixth Streets. Darby Road and Locust Street in the City of Philadelphia.

Resolved: That the said Bonds and the said Indenture of Mortgage be issued under the seal of the Corporation attested by the Presiding officer and Secretary thereof.

And Whereas the said Trustees of the University of Pennsylvania have issued Seventy Bonds or Obligations. Twenty of them numbered from One to Twenty inclusive each for the sum of Five thousand Dollars and Fifty of them numbered from Twenty-one to Seventy inclusive for (the)
the sum of One thousand Dollars each of the
tenor and form following to wit.

United States of America
State of Pennsylvania

No. $ __________

The Trustees of the University of Pennsylvania acknowledge themselves to be indebted to __________ in the sum of _______ thousand dollars lawful money of the United States of America which they promise to pay to the said __________ on or before the First day of January which will be in the year of our Lord One thousand eight hundred and eighty-four together with lawful interest thereon at the rate of six per centum per annum semi-annually on the First day of the months of July and January at the office of the Treasurer of The Trustees of the University of Pennsylvania in the City of Philadelphia.

And they also promise to pay all and every such sum or sums of money as shall hereafter (be)
be assessed by any public authority (except any income tax) upon the said principal debt or sum or upon the interest thereof when and as the same would otherwise be payable by the said obligee.

__This Bond is one of a series amounting in all to One hundred and fifty thousand Dollars (there being Twenty of Five thousand Dollars each and Fifty of One thousand Dollars each) issued in pursuance of Resolutions of The Trustees of the University of Pennsylvania passed the Fourth day of November A.D. 1875. The payment of the principal and interest of the said Bonds is secured by a Mortgage of even date herewith upon certain Real Estate therein described executed and delivered to The Fidelity Insurance Trust and Safe Deposit Company in trust for the Bondholders. In witness whereof the said The Trustees of the University of Pennsylvania have hereunto affixed their Corporate seal attested by the signatures of the Presiding Officer.)
officer and Secretary, the

day of a.d. 1873

Secretary

Presiding Officer

The Fidelity Trust and Safe Deposit Company hereby certify that this Bond is one of a series of Twenty obligations for Five thousand Dollars each and of Fifty for One thousand Dollars each, secured by mortgage as above set forth.

Treasurer

The said Bonds being transferable by endorsement hereon and upon the books of the said The Trustees of the University of Pennsylvania approved by the Treasurer.

Now this Indenture witnesses that the said The Trustees of the University of Pennsylvania as well for and in consideration of the premises and for the better securing the payment of the said Bonds with interest as aforesaid as for and in consideration of the sum of One Dollar lawful money unto them at or before the sealing and delivery hereof by the said The Fidelity Insurance Trust and (Safe)
Safe Deposit Company well and truly paid the receipt whereof is hereby acknowledged. Have granted, bargained and sold aliened enfeoffed released and confirmed and by these presents do grant, bargain and sell alien enfeoff release and confirm unto the said The Fidelity Insurance Trust and Safe Deposit Company and to their Successors and assigns that Certain messuage or tenement and lot or piece of ground situate on the east side of Fifth Street at the distance of one hundred and thirteen feet two and one half inches northward from the north side of Walnut Street in the Fifth Ward of the City of Philadelphia containing in front or breadth on the said Fifth Street twenty-six feet nine and one half inches and extending that breadth in length or depth eastward between lines parallel with said Walnut Street fifty-one feet. Bounded northward and southward by ground formerly of the said The Trustees of the University of Pennsylvania eastward by (ground)
Ground of and Westward by Fifth Street aforesaid Also all those three certain brick messuages or tenements and Lots or pieces of ground situate on the West side of Fourth Street between market (formerly called High) and Arch (formerly called Mulberry) Streets in the Sixth Ward of the City of Philadelphia beginning at a point on the West side of said Fourth Street at the distance of Eighty-five feet six inches Southward from the South side of the said Arch Street thence extending Westward along the South side of a certain passage way by other ground belonging to the said the Trustees of the University of Pennsylvania Sixty-eight feet ten and one half inches thence Southward along the East side of an open space communicating with said passage way and also belonging to said Trustees parallel with said Fourth Street forty feet thence Westward by the head of said open space and by the South side of a building belonging to said Trustees and formerly (used)
used as an academy twenty one feet thence Southward parallel with said Fourth Street by other ground of the said Trustees and being an open space communicating by a passage way about sixteen feet wide with said Fourth Street nineteen feet four inches thence Eastward along the North side of said Passage way Eighty nine feet ten and one half inches to the West side of said Fourth Street and thence Northward along the West side of said Fourth Street Fifty nine feet Eleven and one half inches to the place of beginning Also all that certain messuage or tenement and Lot or piece of ground situate on the West side of the said Fourth Street at the distance of One hundred and sixty one feet five and one half inches Southward from the South side of the said Arch Street in the Sixth Ward aforesaid containing in front or breadth on the said Fourth Street nineteen feet nine and one half inches and extending of that breadth in length or depth Westward on the north line thereof Eighty nine feet ten and one half inches and on
the South line thereof ninety feet. Bounded
Southward by ground of
ward by other ground of the said Trustees form
ing an open court or area. Northward by other
ground of said Trustees being the passage way of
about sixteen feet in width above mentioned and
Eastward by Fourth Street aforesaid. And
Also All that Certain Lot or piece
of ground situate in the Twenty-seventh Ward
of the City of Philadelphia, beginning at a point
where the North East boundary line of the Alms
house Farm intersects the South East side of the
Darby Road or Woodlands Street thence extending
along the North Eastern boundary line of said Alms
house Farm South Fifty degrees twelve minutes and
Thirty seconds East to the West line of Thirty-fourth
Street thence South along the West line of the said
Thirty-fourth Street to the north line of Locust
Street, thence West along the North line of the said
Locust Street to the South East line of said Darby
Road and thence North sixty-one degrees thirty-four
minutes

Fifty-two seconds east along the south east side of said Darby Road to the place of beginning. The lot of ground first above described is part of a lot of ground which by an Act of the General Assembly of the Commonwealth of Pennsylvania passed the twenty-second day of September One thousand seven hundred and eighty-five entitled "An Act to Confirm to the Trustees of the University of the State of Pennsylvania divers estates therein enumerated for the support of said Seminary, and for enabling the Board of Trustees of the said University to choose a new Trustee in the stead of any of their number (not being a Trustee in right of Office or Station) who shall be absent from the meetings of the said Corporation during the space of six months" was absolutely vested in and confirmed unto the Trustees of the University of the State of Pennsylvania their Successors and Assigns forever. And by a certain other act of Assembly of the Commonwealth of Pennsylvania passed the Thirtieth day
of September One thousand seven hundred and ninety-one entitled "An Act to unite the University of the State of Pennsylvania and the College, Academy and Charitable School of Philadelphia in the Commonwealth of Pennsylvania." The said Corporations named in the title of said Act were united as one by the title of "The Trustees of the University of Pennsylvania" and the estates real and personal of the said two Corporations were vested in the new Corporation thereby created. And the said Trustees of the University of Pennsylvania have erected the said buildings on the said first above described lot of ground. The lots of ground second and third above described are parts of a lot of ground which Edmond Wooley and John Goats by Indenture bearing date the first day of February One thousand seven hundred and forty-nine recorded in Deed Book H No. 5, page 168 granted and conveyed unto James Logan and others in trust as therein mentioned. The said premises being subject to two certain (yearly)
yearly ground Rents one of Six Pounds and the other of Fifteen Pounds. And by a Charter granted by the Proprietaries of Pennsylvania on the Thirteenth day of July One thousand seven hundred and fifty-three the Trustees of said premises were incorporated as The Trustees of the Academy and Charitable School in the Province of Pennsylvania. And by a certain other Charter from the said Proprietaries dated the Fourteenth day of May One thousand seven hundred and fifty-five the said then Trustees of said premises were made a body politic by the title of "The Trustees of the College Academy and Charitable School of Philadelphia in the Province of Pennsylvania." And by an Act of the General Assembly of the Commonwealth of Pennsylvania passed the Twenty-seventh day of November One thousand seven hundred and seventy-nine entitled "An Act to confirm the estates and interests of the College Academy and Charitable School of the City of Philadelphia and to amend and alter the Charters thereof (conformably)
conformably to the Revolution and to the Constitution and government of this Common¬wealth and to erect the same into an University the original charters were abrogated and a new Corporation formed entitled "The Trustees of the University of the State of Pennsylvania." And by an Act of the General Assembly aforesaid passed the Sixth day of March One thousand seven hundred and eighty-nine the Act of Assembly last above recited was repealed in part and the Corporation created by the Charter of the Fourteenth of May One thousand seven hundred and fifty-five reinstated in the said premises and by the Act of Assembly of the Thirtieth of September One thousand seven hundred and ninety-one above mentioned the said premises became vested in the new Corporation thereby created entitled "The — Trustees of the University of Pennsylvania." And Susanna Asheton and others by Deed Poll bearing date the Twenty-ninth day of April One thousand seven hundred and ninety-nine (recorded)
corded in Deed Book EF No. 11 page 654 to be released and extinguished said ground rents of fifteen pounds and six pounds to the Trustees of the University of Pennsylvania their successors and Assigns forever. And the said Trustees having sold and conveyed certain portions of the large lot of ground which became vested in them as aforesaid and the same having become vested in "The Methodist Episcopal Union Church in the City of Philadelphia," the said Church by Indenture bearing date the fifth day of December One thousand eight hundred and forty-five Recorded in Deed Book A.W.I. No. 3 page 44 to re-granted and conveyed a small strip of ground unto the said Trustees of the University of Pennsylvania their successors and Assigns forever whereby the said Trustees became seised of a large lot of ground on the west side of Fourth Street South of Arch Street in the City of Philadelphia whereof the lots of ground Second and Third above described are part, and the — (said)
said Buildings above mentioned were erected thereon by the said the Trustees of the University of Pennsylvania. And the premises last above described are part of a piece of ground which the City of Philadelphia by Indenture bearing date the Twenty-first day of May, One thousand eight hundred and seventy. Recorded in Deed Book T.A.H. no. 30, page 9 be granted and conveyed unto the said the Trustees of the University of Pennsylvania in fee. Together with all and singular the Buildings, Improvements, Ways, Streets, Alleys, Passages, Waters, Water Courses, Rights, Liberties, Privileges, Credalments and Appurtenances whatsoever unto the hereby granted premises severally and respectively belonging or in any wise appertaining and the Reversions and Remainders, Rents, Issues and Profits thereof. To have and to hold the said messuages or tenements and lots or pieces of ground above described unto the said The Fidelity Insurance Trust and Safe Deposit (Company)
Company their successors and assigns to
and for the only proper use and behalf of the said
The Fidelity Insurance Trust and Safe Deposit
Company their successors and assigns forever.

Provided always nevertheless that if the
said The Trustees of the University of Pennsylva-
nia their successors or assigns do and shall —
well and truly pay or cause to be paid unto the
respective holders of the said Bonds their respec-
tive Executors, Administrators or Assigns the in-
terest on the said respective Bonds respectively —
held by them as the same shall become due
and payable and all and every such sum or
sums of money as shall hereafter be assessed by
any public authority (except any income tax)
upon the principal debt or the interest thereof when
and as the same would otherwise be payable by the
respective holders of said Bonds, and also do and
shall on or before the said first day of January
which will be in the year of our Lord One thousand
eight hundred and eighty-four well and truly pay

(02)
OR cause to be paid unto the respective holders of
said Bonds their respective Executors, Administrators or Assigns the amount of the debt or principal
sum secured by the said Bonds respectively held by them without any fraud or further delay and
without any deduction, defalcation or abatement to be made of anything for or in respect of any
taxes, charges or assessments whatsoever that then and from thenceforth as well this present In
denture and the estate hereby granted as the said recited Obligations shall cease, determine and
become void anything herein before contained to the contrary thereof in any wise notwithstanding.
And Provided also and it is hereby expressly understood and agreed by and between the said parties hereto that if at any
time hereafter the interest on the said respective Bonds shall remain unpaid for the space of
Thirty days after the same shall become due and be demanded at the office of the Treasurer of the
Trustees of the University of Pennsylvania in the (City)
City of Philadelphia or if any sum assessed as aforesaid shall remain unpaid for the like space of time after demand therefor, or if on the said first day of January which will be in the year of our Lord One thousand eight hundred and eighty-four default shall be made in the payment of the principal moneys of the said Bonds respectively or of the interest then due thereon, then and in either such case it shall and may be lawful to and for the said The Fidelity Insurance Trust and Safe Deposit Company, their Successors or Assigns upon the request in writing of either of the holders of the Bonds then outstanding and without previous notice to the said The Trustees of the University of Pennsylvania, their Successors or Assigns to sue out forthwith a Writ or Writs of Seize & Clias upon this present Indenture of mortgage and to proceed at law for obtaining payment of the moneys principal interest and taxes then due and unpaid upon the said Bonds together with all legal costs which the said The
Fidelity Insurance Trust and Safe Deposit Company, their successors or assigns shall or may sustain or be put to by reason of such default and in the recovering of the said moneys with the same and like effect in all respects as they might or could have done had the whole principal moneys of said Bonds been due and unpaid upwards of twelve calendar months any law usage or practice or any thing herein before contained to the contrary thereof in any wise notwithstanding. And the said Trustees of the University of Pennsylvania for themselves and their successors do hereby waive surrender and give up unto the said Fidelity Insurance Trust and Safe Deposit Company, their successors and assigns all right and privilege of continuance delay inquisition extension and stay of execution that they might otherwise be entitled to under any Act of Assembly of the Commonwealth of Pennsylvania now existing or hereafter to be enacted or custom or usage what-soever. (And)
Their as to the moneys to be produced by any sale under and by virtue of such Writ or Writs of Seize & cias to apply the same when and as received in the first place to the payment of the charges and expenses of this Trust And in the second place to the payment of the interest and taxes due on the said recited Bonds respectively in full and after paying and discharging the expenses of this Trust and the interest and taxes on said Bonds to apply the balance of the moneys which may be produced by such sale or sales to or towards the payment and discharge of the principal sums in said Bonds specified to the several holders thereof so that no priority shall be given to any Bond or Bonds which shall have been issued as aforesaid and secured by this Mortgage. And the said Trustees of the University of Pennsylvania for themselves and their successors do hereby covenant promise and agree to and with the said The Fidelity Insurance Trust and Safe Deposit Company their successors (and)
By them the said Henry Shadysdale Company, their successors or assigns, premises estate and property hereby conveyed as

safe, to the said Shadysdale Company, their successors or assigns, all and singular the headements and

acts, deeds, conveyances and assurances in the law for the better conveying and assuring

their successors or assigns make to execute perform

the university of Pennsylvania, and their successors shall and will from thenceforward at the request of the said Shadysdale

(he)
the satisfaction of this present Indenture of mortgage the said Trustees of the University of Pennsylvania should sell and dispose of any part of the herein above described and granted premises upon terms and for a price satisfactory to the said The Fidelity Insurance Trust and Safe Deposit Company their Successors or Assigns and if the whole price or consideration for the said premises so sold and disposed of shall be paid to them the said The Fidelity Insurance Trust and Safe Deposit Company their Successors or Assigns then they the said The Fidelity Insurance Trust and Safe Deposit Company their Successors or Assigns shall and will at the reasonable costs and charges in the law of them the said Trustees of the University of Pennsylvania their Successors or Assigns make, sign, seal, execute, acknowledge and deliver to them the said Trustees of the University of Pennsylvania their Successors or Assigns a full and ample release and discharge of the premises so by them sold and disposed of and
from the payment of any part of the moneys secured by said Bonds and this present Indenture of mortgage and the trusts hereby created and the moneys received from the sale of the said premises so sold and disposed of shall be appropriated to the payment and extinguishment of as many of the Bonds hereby secured as after due notice to the respective bond holders can be purchased upon the most favorable terms. And if there should be a balance insufficient for the payment of a Bond remaining in the hands of the said The Fidelity Insurance Trust and Safe Deposit Company their successors or assigns the same shall be invested in proper security and accumulated at six per centum interest per annum for the benefit of this Trust.

In Witness Whereof the said Trustees of the University of Pennsylvania have caused their Common or Corporate seal to be hereunto affixed. Dated
The day and year first above written.
Sealed, Delivered
in the presence of us

[Signatures]

Henry J. Morton
Residing Officer

Edward Rule
Secretary and Treasurer
of the Trustees of the Library
of Pennsylvania

The Fidelity Insurance Trust and Safe Deposit Company hereby accept the above Trust. Witness their Corporate seal attested by the signatures of their President and Secretary the Twenty-third day of December in the year of our Lord One thousand eight hundred and seventy-three

[Signatures]

attest:

[Signature]
The twenty-seventh day of December A.D. 1873 before me the subscriber a Notary Public of the State of Pennsylvania residing in the city of Philadelphia personally appeared Cadwalader Biddle Secretary of the Trustees of the University of Pennsylvania who being duly sworn did declare and say that he was personally present at the execution of the above written Indenture of mortgage and saw the Common or Corporate seal of the said Corporation duly affixed thereto and that the said seal so affixed thereto is the Common or Corporate seal of the said Corporation and that the above Indenture of mortgage was duly sealed and delivered by and as and for the act and deed of the said Corporation for the uses and purposes therein mentioned agreeably to a resolution of the said The Trustees of the University of Pennsylvania passed the fourth day of November One thousand eight hundred and seventy-three. And that the name of this deponent subscribed to the said Indenture of mortgage as Secretary of the said Corporation in attestation of the due execution and delivery of the said Indenture of mortgage is of this day.

(note: partial text is not legible)
nents own proper hand writing

sworn and subscribed before
me the day and year aforesaid

witness my hand and official

seal

L. J. Cowles

Mary Burton

recorded in the office for recording of deeds and for the city and county of
Philadelphia, Mortgage Book No. 113, Page 4274.

witness my hand and seal of office this

thirtieth day of December AD 1873

A. J. Kaffm.

Recorder
Mortgage

The Trustees of the University of Pennsylvania

The Fidelity Insurance Trust and Safe Deposit Company

Trustees

Satisfaction Record

This 22 day of January, 1873

$50,000