

This Indenture Made this fourth day of March in the year of our Lord one thousand eight hundred and eighty two between William Ritzman & H. C. Ritzman his wife of Wakarusa in the County of Douglas and State of Kansas of the first part and Alma R. Wallace of Wakarusa in the County of Douglas & State of Kansas of the second part:

Witnesseth- That the said party of the first part for and in consideration of the sum of Six hundred & fifty 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 her heirs and assigns from all that tract or parcel of land situate in the County of Douglas and State of Kansas described as follows to wit:

The west half of the South-West Quarter of Section Ten (10) in township Thirteen South of Range Twelfth East- this conveyance is made to secure the payment of a part of the purchase money to be paid for the above described tract of land and subject to right way for a Railroad across said land with the appurtenances and all the estate title and interest of the said party of the first part therein. This Grant is intended as a Mortgage to secure the payment of the sum of Six hundred & Fifty Dollars according to the terms of one certain promissory note executed by William Ritzman dated March 4th 1882 and in favor Alma Wallace,

And this conveyance shall be void if such payment be made as herein specified. But if default be made in said payment or any part thereof as provided then this conveyance shall become absolute and it shall be lawful for said party of the second part her executor administrators and assigns at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law and out of all the money arising from such sale to obtain the amount then due for principal and interest and also for statutory damages in case of protest together with the costs and charges of making such sale and ten per cent on the amount secured by this mortgage as a reasonable attorney's fee for foreclosure hereof and the surplus if any then be shall be paid by the party making such sale to the said William Ritzman his heirs or assigns and for the said consideration the said party of the first part hereby waives appraisement of said real estate

In Witness Whereof the said party of the first part has hereunto set their hands and seal the day and year above written.

William Ritzman 
H. C. Ritzman 

The following is endorsed on the original instrument
I acknowledge full payment of the within mortgage
this 12th day of August 1892
Alma R. Wallace
witness
A. Richardson
Recorded August 23rd 1892
James Brooks
Register of Deeds