

The following is endorsed on the original instrument
 This mortgage is paid in full and hereby released on the
 Original instrument Alma Kansas February 29-1892
 C. H. Estabrook

Recorded May 4th 1897
 Jan 100 0000 Kb

Register of Deeds

This Indenture, Made this 14th day of October in the year of our Lord, one
 thousand eight hundred and Eighty Nine between Jessie Rittenhouse
 and Alma V. Rittenhouse husband and wife of in the County of Douglas
 and State of Kansas of the first part, and C. H. Estabrook of the second part,
 Witnesseth, That the said parties of the first part, in consideration of
 the sum of One 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 his 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:

The East half (E. 1/2) of the North west quarter (N. W. 1/4) of Section Seventeen (17)
 Township fifteen (15) Range Eighteen (18) 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 seized of a good and indefeasible estate of inheritance therein, free
 and clear of all encumbrances except a mortgage of seven hundred & fifty
 dollars.

This Grant is intended as a Mortgage to secure the payment of the sum
 of One hundred Dollars, according to the terms of one certain promissory
 note this day executed by the said parties of the first part to the said party
 of the second part due one year from the date hereof with interest at the
 rate of ten per cent per annum from date until paid & interest payable
 semiannually.

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 becomes due and payable, or if the insurance is not kept up thereon,
 as provided herein, then this conveyance shall become absolute, and
 the whole sum remaining unpaid shall immediately become due
 and payable, at the option of the holder thereof; and it shall be lawful
 for the said party of the second part his executors, administrators and
 assigns, at any time thereafter, to sell the premises hereby granted, or
 any part thereof, in the manner prescribed by law, "appraisement waived,"
 and out of all money 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, if any there be, shall be
 paid by the party making such sale, on demand, to the said parties of the
 first part or their heirs and assigns.

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

Jessie Rittenhouse [seal]
 Alma V. Rittenhouse [seal]

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