

This Indenture, Made this 13 day of January in the year of our Lord one thousand eight hundred and ninety four between A. R. Ragi and his wife Elma Ragi of Lawrence in the County of Douglas and State of Kansas of the first part, and G. M. Wallace of the second part,

Witnesseth, That the said 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 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: Commencing at the South West corner of the South East quarter (1/4) of Section No. One (1) in Township No. Thirteen (13) of Range No. Nineteen (19) East of the Sixth (6) Principal Meridian, running thence North Forty (40) rods, thence East Forty (40) rods, thence South Forty (40) rods, thence West Forty (40) rods to the place of beginning, containing ten acres by the same more or less being in the South East quarter (1/4) of Section No. One (1) and Township No. Thirteen (13) and Range No. Nineteen (19) with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said A. R. Ragi and Elma Ragi 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 incumbrances except a Mortgage of \$9000.00 Recorded in Book 74 Page 579.

This grant is intended as a Mortgage to secure the payment of the sum of One thousand Dollars according to the terms of One certain promissory note this day executed and delivered by the said A. R. Ragi and Elma Ragi to the said party of the second part: due May 14 1895 interest at seven per cent per annum payable annually

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, 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 hereby waived or not at the option of the party of the second part his executors, administrators and assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest, together with the costs and charges of making such sales, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said A. Ragi and Elma Ragi heirs and assigns.

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

Signed and delivered in presence of

A. R. Ragi
Elma Ragi

A. R. Ragi (SEAL.)
Elma Ragi (SEAL.)
(SEAL.)
(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 13 day of January, A. D. 1894, before me James Brooks a Notary Public in and for said County and State, came A. R. Ragi and Elma Ragi to me personally known to be the same persons who executed the foregoing instrument, and duly acknowledged the execution of the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires Nov 4 1897 James Brooks Notary Public.

Recorded Jan 13 A. D. 1894, at 3²⁰ o'clock P M.

James Brooks
Register of Deeds.

The following is endorsed on original instrument.
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged.
A. M. H. my hand, this 15 day of June 1896.
G. M. Wallace
Recorded June 16, 1896. James Brooks, Register of Deeds.
J. W. Carmean, Deputy