

This Indenture, Made this third day of April in the year of our Lord one thousand eight hundred and ninety five between Charles Rappard and his wife Mitha Rappard of Willow Springs in the County of Douglas and State of Kansas of the first part, and G. Morrison, Executor of the estate of John Ralskoff deceased of the second part,

Witnesseth, That the said party of the first part in consideration of the sum of Two thousand and Eight hundred DOLLARS, to them duly paid, the receipt of which is hereby acknowledged, he sold and by these presents do grant, bargain, sell and mortgage to the said party of the second part his successors in office or heirs forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit: The North West quarter of Section Twenty (20) and Township Twenty (20) of Range Eighteen (18) and the South West quarter of Section Eight (8) in Township Twenty (20) of Range Eighteen (18) has the following tract: beginning at a point five (5) chains south of the north west corner of said quarter section, thence south two (2) chains, thence north 66° 19' east one (1) chain, thence south 73° east three (3) chains, thence north two (2) chains, thence west four (4) chains to place of beginning containing one acre more or less and used as school lot

with all the appurtenances, and all the estate, title and interest of the said party of the first part therein. And the said Charles Rappard do hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances

This grant is intended as a Mortgage to secure the payment of the sum of Two thousand and Eight hundred Dollars and interest thereon according to the terms of One certain Note this day executed and delivered by the said Charles Rappard + Mitha Rappard to the said party of the second part:

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 successors in office or heirs 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 successors in office or heirs or 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 for making such sales, and the overplus, if any there be, shall be paid by the party making such sale on demand to the said Charles Rappard his heirs and assigns.

In Witness Whereof, The said party of the first part, he hereunto set his hands and seals the day and year first above written.

Signed and delivered in presence of

Charles Rappard (SEAL.)

Mitha Rappard (SEAL.)

(SEAL.)

(SEAL.)

STATE OF KANSAS, } ss.
County of Douglas

Be it Remembered, That on this 3^d day of April, A. D. 1895, before me, R. Y. Jamison, a Notary Public in and for said County and State, came Charles Rappard and Mitha Rappard his 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 Feb'y 23 1898.

Recorded April 11 A. D. 1895, at 7²⁵ o'clock A. M.

Notary Public.

James Brooks
Register of Deeds.

The following is endorsed on the original instrument:
The note herein described having been paid in full, this mortgage is hereby released, and the lien thereby created is charged. At Witness my hand, this 31 day of May A.D. 1900.

G. Morrison Secy.

Assigned in Book 37-Page 139.

Recorded May 31-1900-
G. H. Jamison, Register of Deeds-
By Alice D. Seymour

(L. I.)