

This Indenture, Made this Twenty Fifth day of January A. D. 1896, between
B. F. Rice and Bithia @ Rice his wife
 of Douglas County, in the State of Kansas of the first part, and
J. I. Hughes Executor Estate Allen Hughes
 of Douglas County, in the State of Kansas of the second part:

Witnesseth, That said part 1st of the first part, in consideration of the sum of
Twenty Five Hundred AND 100 DOLLARS
 the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell and convey unto said party
 the second part, his heirs and assigns, all the following described REAL ESTATE, situated in
 Douglas County, and State of Kansas, to-wit:-

The South West Quarter of Section No Seventeen (17) in Township No Fifteen (15) South
of Range No Twenty One (21) East of the 6th P.M.

To Have and to Hold the Same, Together with all and singular the tenements, hereditaments and
 appurtenances thereunto belonging, or in anywise appertaining, forever:-

Provided, Always, And these presents are upon this expressed condition, that whereas said
B. F. Rice and Bithia @ Rice his wife
 ha on this day executed and delivered a certain promissory note in writing to said party of the second part,
 of which the following is a copy: discription Coupon Note # 25.00 payable five years
after date or upon the death of Susannah Hughes widow of Allen Hughes is
that shall sooner occur, with interest at the rate of Eight per cent payable
Annually to J. I. Hughes Executor Estate Allen Hughes.

Now, If said part 1st of the first part shall pay or cause to be paid to said party of the second part, his heirs
 or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the
 terms and tenor of the same, then these presents shall be wholly discharged and void; and otherwise shall remain in full force
 and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid, when the same is due
 and if the taxes and assessments of every nature which are or may be assessed and levied against said premises or any part
 thereof are not paid when the same are by law made due and payable, then the whole of said sum and sums, and interest thereon
 shall, and by these presents become due and payable, and said party of the second part shall be entitled to the possession of
 said premises.

In Witness Whereof, The said part 1st of the first part ha their hereunto set their hands
 the day and year first above written.

B. F. Rice
Bithia @ Rice

STATE OF KANSAS, } SS:
Franklin County,

Be it Remembered, That on this 25th day of January A. D. 1896, before me t
 undersigned, a Notary Public in and for the County and State aforesaid, ca
B. F. Rice and Bithia @ Rice his wife

who are personally known to me to be the same persons, who executed the within inst
 ment of writing, and such person did duly acknowledged the execution of the sa

In Testimony Whereof, I have hereunto set my hand, and affixed my Notarial
 Seal, the day and year last above written.

J. T. Gresham

Notary Pu

Recorded Jan 27 A. D. 1896, at 8 o'clock A. M.

Term expires Apr 96 1899

James Brooks Register of De

*The following was entered on the original indenture
 Received of B. F. Rice and Bithia @ Rice his wife the within named Mortgage the sum of
 Twenty Five Hundred and 100 Dollars, in full satisfaction of the within
 Mortgage, and authorizing the same to be charged of record.
 J. I. Hughes
 Executor of Estate of Allen Hughes
 Willems Kansas, 17 1896
 J. W. S.
 Recorded January 19 1899
 H. J. Bowman
 Register of Deeds
 by J. T. Gresham Not.*