

This Indenture, Made this Tenth day of August in the year of our Lord one thousand eight hundred and ninety Six, between John J. Rinehart, and Nattie Rinehart (wife) of Lawrence in the County of Douglas and State of Kansas of the first part, and E. J. Parker of the second part.

Witnesseth, That the said part 1st of the first part in consideration of the sum of Two hundred and 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 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 South Fifteen (15) acres of the South East quarter (1/4) of North East quarter (1/4) of Section Thirteen (13), Township Twelve (12), Range Nineteen (19)

with all the appurtenances, and all the estate, title and interest of the said part 1st of the first part therein. And the said John J. Rinehart and Nattie Rinehart do hereby covenant and agree that at the delivery hereof they are the lawful owner s 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 hundred and fifty Dollars according to the terms of On certain Note and Six this day executed and delivered by the said John J. Rinehart and Nattie Rinehart to the said part y of the second part: his heirs and assigns

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 part y 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 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 John J. Rinehart heirs and assigns.

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

Signed, sealed and delivered in presence of

John M. Newlin

John J. Rinehart (SEAL.)  
Nattie Rinehart (SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS, }  
County of Douglas } ss.

Be it Remembered, That on this 10 day of Aug, A. D. 1896, before me, John M. Newlin, a Notary Public in and for said County and State, came John J. Rinehart and Nattie Rinehart 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 April 28, 1899 John M. Newlin Notary Public.  
Recorded August 10 A. D. 1896, at 2:30 o'clock P.-M.

James Brown  
Register of Deeds.

The following is a copy of the original instrument  
The note herein described having been paid in full, this mortgage  
is hereby released, and the herein thereby created discharged  
As Witness my hand this 19<sup>th</sup> day of Nov A.D. 1903  
E. J. Parker

Recorded Nov 19<sup>th</sup> A.D. 1903.  
A. W. Armstrong  
Register of Deeds  
By J. L. Lawrence  
Deputy