

RECORDED, JAN 20, 1901

This Indenture, Made this 23<sup>rd</sup> day of January in the year of our Lord one thousand eight hundred and ninety one between Mary Dizzie Rausch, a widow, of Douglas in the County of Douglas and State of Kansas of the first part, and William H. Christian, of the same place of the second part,

**Witnesseth,** That the said part 1<sup>st</sup> of the first part in consideration of the sum of Four hundred DOLLARS, to her duly paid, the receipt of which is hereby acknowledged, ha ve sold and by these presents do he grant, bargain, sell and mortgage to the said part 2<sup>d</sup> 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 All of the northwest quarter of the northeast quarter of section No thirty-six (36), in Township No Eleven (11), County of Douglas, State of Kansas (17), East of the 6<sup>th</sup> P.M. lying south of the Right of Way of the Kansas City Traction & Street Railway Company, and containing thirty-six acres of land more or less.

with all the appurtenances, and all the estate, title and interest of the said part 1<sup>st</sup> of the first part therein. And the said Mary Dizzie Rausch do he hereby covenant and agree that at the delivery hereof she 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 and that she will warrant and defend the same in the quiet and peaceable possession of said second party, her heirs and assigns forever against all persons lawfully claiming the same. This grant is intended as a Mortgage to secure the payment of the sum of Four hundred Dollars

according to the terms of One certain promissory note this day executed and delivered by the said Mary Dizzie Rausch to the said part 2<sup>d</sup> of the second part: Due in three years, with interest from March 1, 1901, as evidenced by coupons attached thereto.

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 2<sup>d</sup> 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 part 2<sup>d</sup> of the second part 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 part 2<sup>d</sup> making such sale on demand to the said party of the first part, her heirs and assigns.

**In Witness Whereof,** The said part 1<sup>st</sup> of the first part, ha ve hereunto set her hand and seal the day and year first above written.

Signed and delivered in presence of

Mary Dizzie Rausch (SEAL.)  
(SEAL.)  
(SEAL.)  
(SEAL.)

STATE OF KANSAS, }  
County of Douglas County } SS.

Be it Remembered, That on this 23<sup>rd</sup> day of January, A. D. 1891, before me, a Notary Public in and for said county and State, came Mary Dizzie Rausch, a widow, to me personally known to be the same person who executed the foregoing instrument, and duly acknowledged the execution of the same.

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

My commission expires March 29<sup>th</sup> 1901  
Recorded Jan 28<sup>th</sup> A. D. 1891, at 3<sup>45</sup> o'clock P.M.

Joseph E. Riggs  
Notary Public.  
L. D. Doxman  
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 hereunto created is discharged. Witness my hand this 23<sup>rd</sup> day of February A.D. 1901. Wm. H. Christian

Recorded Feb. 23<sup>rd</sup> 1901 -  
J. E. Doxman,  
Register of Deeds,  
"Rep. Chas. B. Spemann"  
Deputy.

