

parties of the first part, their heirs and assigns. In testimony whereof, the said parties of the first part, have hereunto set their hands and seals the day and year last above written.

B. B. Rust (seal)

Signed, sealed and delivered in presence of

Sarah J. Rust (seal)

Fred Brooks.

State of Kansas, Douglas County } ss.

Be it remembered that on this 3rd day of April A.D. 1900, before me, James Brooks a Notary Public in and for said county and state came B. B. Rust and Sarah J. Rust his wife 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.



James Brooks,
Notary Public.

My commission expires Nov. 4th 1901.

Recorded April 4th A.D. 1900, at 10⁴⁵ o'clock, A.M.

G. D. Foxman
Register of Deeds.

This indenture, made the 31st day of March A.D. 1900 between Edgar D. Crooks and Maggie J. Crooks, husband and wife of the county of Douglas and State of Kansas, party of the first part, and The Mutual Benefit Life Insurance Company, a corporation under the laws of New Jersey, located at Newark, Essex County, New Jersey, party of the second part, witnesseth, that the said party of the first part, in consideration of the sum of (\$2000) Two Thousand Dollars in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, its successors and assigns, the following described real estate, in the county of Douglas and State of Kansas, to-wit: The south west quarter of section fifteen (15), in Township fifteen (15), of Range Twenty (20); containing one hundred sixty (60) acres. To have and to hold the same, with the appurtenances thereto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors and assigns forever; the intention being to convey an absolute title in fee to said premises. And the said party of the first part hereby covenants that they are lawfully seized of said premises and have good right to convey the same; that said premises are free and clear of all incumbrances; and that they will warrant and defend the same against the lawful claims of all persons whomsoever. Provided however, that if the said party of the first part shall pay, or cause to be paid to the said party of the second part, its successors or assigns, the principal sum of (\$2000) Two Thousand dollars on the first day of April, A.D. 1905, with interest thereon at the rate of five per cent. per annum, payable on the first day of April and October in each year, together with interest at the rate of ten per cent. per annum, on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said party of the first part, and payable at the office of The Mutual Benefit Life Insurance Company, in Newark, New Jersey, and shall perform all and singular the covenants herein

The following is subscribed on the original instrument.
The Mutual Benefit Life Insurance Company, the Mortgage within means does hereby assume