

part <sup>and</sup> This conveyance shall be void if such payment 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 shall be come due and payable and it shall be lawful for said party 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 His executors administrators or assigns and out of all the moneys arising from such sale to retain the amount then due for principal and interest together with the costs and charges of making such sale and the surplus of any there be shall be paid by the party making such sale or demand to the said Parties of the first part their heirs <sup>or assigns</sup>

In Witness Whereof The said parties of the first part have hereunto set their hand and seal the day and year last above written

Solomon Kerns  
Maria Kerns

State of Kansas }  
Douglas County }<sup>ss</sup>

(Be it Remembered That on this first day of March A.D. 1882 before me a Notary Public in and for said County and State came Solomon Kerns and his wife Maria Kerns 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 subscribed my name and affixed my official Seal on the day and year last above written

J. E. Faddis  
Notary Public

Commission Expires Jan. 17<sup>th</sup> 1885

Recorded March 28<sup>th</sup> 1882 at 11<sup>35</sup> O'clock A.M.

A. J. Cornold  
Register of Deeds

The following is indexed on the original instrument  
March 28 1882