

year from date at the rate of twelve per cent interest from date interest-payable semi-annually until paid. And 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 if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable at the option of the holder thereof; 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 waived" and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest together with the cost and charges of making such sale and the surplus if any there be shall be paid by the party making such sale on demand to the said O. J. & Maggie D. Washburn their heirs and assigns In Witness Whereof The said parties of the first part have hereunto set their hands and seals the day and year last above written.

Orange J. Washburn
Maggie D. Washburn

State of Kansas } ss.
Douglas County }

Be it Remembered That on this 18 day of August A.D. 1885 before me a Notary Public in and for said County and State came Orange J. Washburn and Maggie D. Washburn his wife to me personally known to be the 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.

(S.S.)

Commission expires 12 day of Jan'y 1889.

Ls. Ls. Otherton
Notary Public

Recorded August 20th 1885 at 10¹/₂ O'clock A.M.

Alf. Hornold
Registered of Deeds