

by the said S. J. Billings party of the first part to the said A. A. Sellers party of the second part, 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 due thereon or if the taxes and assessments of every nature which are by law made due and payable are not paid when the same becomes due as above provided, then it shall be lawful for the said party of the second part his executors administrators or assigns to sell the premises hereby granted or cause the same to be sold with all the appurtenances in the manner prescribed by law and out of all the moneys arising from such sale to retain the amount due for principal, interest, protest fees and damages for the same with costs and charges of sale and a reasonable amount for attorney's fees and the surplus if any there be shall be paid on demand by the party making such sale to the said party of the first part her heirs or assigns.

In Testimony Whereof The party of the first part to these presents has hereunto set her hand and seal the day and year first above written.

Samantha J. Billings

State of Kansas, Nemaha County.

Be it Remembered, That on this 11th day of August A. D. 1885 before me the undersigned a Notary Public in and for the County and State aforesaid personally appeared S. J. Billings (an unmarried woman) to me personally known to be the identical person whose name is affixed to the foregoing instrument as a grantor therein and acknowledged the same to be her own voluntary act and deed.

In Testimony Whereof I have hereunto subscribed my name and affixed my Notarial seal the day and year aforesaid.

W. O. M^{ry} Greery,

com exp. Sept. 18/887.

Notary Public

Recorded August 20th 1885 at 10⁴⁵ O'clock A. M.

A. J. Howell
Register of Deeds.