

premises, and shall bear interest at the rate of 12 per cent. per annum. But if default be made in such payments, or any part thereof or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the 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 part his executors, administrators or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs 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 James H. Dick and Elizabeth M. Dick 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.

Signed, Sealed and Delivered
in Presence of
J. H. Dick [seal]
E. M. Dick [seal]
H. H. Howard

State of Kansas }
County of Douglas } ss.

Be it Remembered, That on this 11 day of Jan. A. D. 1886 before me H. H. Howard a Notary Public in and for said County and State came James H. Dick and Elizabeth M. Dick (Husband and Wife) to one personally known