and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payment, or any part thereof or interest hereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the 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 part his executors, administrators or assigns; and out of all the moneys arising from such sales, to retain the amount then due for principal and interest together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said Lary Cooley or Elmira Cooley his wife 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 first above written.

Signed and Delivered in Presence of

Geo B. Edgar
Geo B. Edgar Jr

Lary his X mark Cooley (Seal)
Elmira her X mark Cooley (Seal)

State of Kansas }
County of Douglas } SS.

Be it Remembered, That on this 21 day of August A.D. 1886 before me, Geo B Edgar a Notary Public in and for said County and State came Lary Cooley and Elmira Cooley 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.

(Seal)

Geo B Edgar
Notary Public
Douglas Co Kansas

The following is entered on the original instrument
for which need of release the within mortgage and
acknowledge full payment.
Baldwin City Kansas October 27 1916
Witness H. D. Reed

Recorded Oct 28, 1916 No fee Sec. 6-[illegible]