

terms of two certain notes this day executed by the said J. R. and Mary A. Nickum to the said party of the second part: One Hundred \$ due on Dec 1st 1886 and One Hundred and Fifty \$ due on June 1-1887 with ten per cent interest from date.

And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payments, 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, her executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, "appraisal waived"; and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the costs 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 J. R. Nickum, his 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.

J. R. Nickum *[Seal]*
Mary A. Nickum *[Seal]*

State of Kansas,
Douglas County, ss.

Be it Remembered, That on this 4th day of August A.D. 1886, before me, a Notary Public in and for said County and State, came J. R. Nickum & Mary A. Nickum to me personally known to be the person 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

The following is indexed on the original instrument

Feb 28 1887

This mortgage has been paid in full

Witness: Mary A. Nickum

Recorded

March 3, 1887

Oct 28 1886