

Ten Dollars, on the 15th day of February 1889
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with the interest thereon according to said promissory note, to said parties of the second part, and their assigns. And this conveyance shall be void if such payments be made as is hereinbefore specified. And the party of the first part agree to pay all taxes assessed on said premises before any penalties, costs or interest shall accrue on account thereof. But if default be made by the party of the first part in the payment of the aforesaid note, or any installment thereof, or any part thereof when due, or interest thereon, according to the tenor of said note, or the taxes assessed on said premises, then this conveyance shall become absolute, and said promissory note, and all taxes, penalties, costs and interest thereon which may have been paid by the parties of the second part, their executors, administrators or assigns, shall, at the option of the legal holder hereof, at once become and be due and payable, and the legal holder hereof shall be entitled to immediate possession of the above described premises, and to receive the rents, issues and profits arising therefrom, and it shall be lawful for said parties of the second part, their executors, administrators and assigns, at any time thereafter to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, payment waived; 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 indenture, 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 parties of the first part, their heirs and assigns. The party of the first part, their legal representatives or assigns, hereby agree to pay all