

of the second part be at once entitled to the possession of the above described premises, and to have and to receive all the rents and profits thereof, and the said bond with interest accrued thereon, and all moneys which may have been advanced and paid by the said second party with the aforesaid interest thereon, shall, at the election of said second party, thereupon each and every one of them become and be at once due and payable.

And the said party of the first part, for said consideration hereby expressly waives an appraisement of said real estate, and all the benefits of the Homestead Exemption and Stay Laws of the State of Kansas.

The foregoing conditions being performed, this conveyance to be void, and satisfaction endorsed hereon by the legal holder which shall be entered of record at the cost of the said party of the first part, otherwise to remain in full force and virtue.

In Testimony Whereof, The said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year first above written.

Witness my mark

W. J. Neill

Magar ^{his} Martin {Seal}
Cyrena ^{and} Martin {Seal}

State of Kansas
County of Douglas ss.

Be it remembered, That on this Third day of December A.D. eighteen hundred and eighty-six before me, a Notary Public in and for said County and State, came Magar Martin and Cyrena Martin husband and wife to me personally known to be the identical persons described in and who executed the foregoing mortgage deed, and duly acknowledged the execution of the same to be their voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

[L.S.]

W. J. Neill

Notary Public