

the said party of the second part, payable at the Third National Bank, in New York City, as follows, to wit:

Fifteen Dollars on the first day of September 1887,
 Fifteen Dollars on the first day of March 1888, and
 Fifteen Dollars on the first days of September, and
 March in each year until the whole sum is fully
 paid; and this conveyance shall be void if such
 payment be made as herein specified. But if default be
 made in such payment, or in any part thereof, or any
 interest thereon, or the taxes, or if the insurance is not
 kept up thereon, then this conveyance shall become
 absolute, and the whole sum shall become due and
 payable at the option of the party of the second part;
 and the said party of the first part hereby authorize
 and fully empower the said party of the second part,
 its representatives or assigns, at any time thereafter, to sell
 the premises hereby granted or any part thereof, in the
 manner prescribed by law, appraisement hereby waived;
 and out of all the moneys arising from such sale, to
 retain the amount then due for principal and interest,
 together with the costs and charges of making such
 sale, and any moneys advanced for the payment of taxes
 or other liens, and a reasonable sum as attorney's fees for
 foreclosure of this mortgage, the said fees to be due
 and payable on filing petition for foreclosure, and the
 surplus, if any there be, shall be paid by the party
 making such sale, on demand, to the said party of the
 first part their heirs or 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.

John W. Beard [seal]
 Annie W. Beard [seal]

State of Kansas
 County of Douglas ss.

Be it Remembered, That on this
 Twenty fifth day of March A.D. 1887, before me a Notary
 Public in and for said County and State, came John
 W. Beard and Annie W. Beard husband and wife
 to me personally known to be the same person who
 executed the foregoing instrument and duly acknowl.