

party of the second part; and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for 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 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 L. S. Pearce and Sarah Pearce 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.

L. S. Pearce [seal]
Sarah Pearce [seal]

State of Kansas)
County of Douglas) ss.

Be it Remembered, That on this 27 day of April, A.D. 1887 before me, L. S. Steele a Notary Public in and for said County and State came Leonard S. Pearce and Sarah Pearce 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.



My Commission Expires June 17, 1890

Recorded April 27, 1887 at 4⁰⁰ O'clock P. M.

L. S. Steele
Notary Public
B. J. Jinton
Register of Deeds.