

party of the second part: and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the 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 money arising from such sales, to retain the amount then due for principal and interest, together with the cost 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 Ezra B. Book & Sarah Ellen Book his wife their heirs and assigns.

In Witness Whereof, The said parties of the first part, have hereunto set their hand and seals the day and year first above written.

Signed and Delivered in Presence of Ezra B. Book [seal]
 Sarah Ellen Book [seal]
 Geo. B. Edgar

State of Kansas)
 County of Douglas) ss.

Be it Remembered, That on this 18th day of March, A.D. 1887 before me Geo. B. Edgar a Notary Public in and for said County and State came Ezra B. Book & Sarah Ellen his wife of North Lawrence Kansas to me personally known to me 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.

{L.B.}
 My Commission expires June 25, 1889.

Geo. B. Edgar
 Notary Public
 Douglas Co. Kansas

The following is endorsed on the original instrument
 In consideration of full payment of the within mortgage
 I hereby release the same this 26th day of December 1889