

at the rate of eight percent per annum, to Elizabeth A. Post according to the terms of one certain coupon note this day executed and delivered by the said Margaret Milner and C. Emerson Milner to the said 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 the said party of the second part her 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 her 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 ^{and charges} costs 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 Margaret Milner her heirs and assigns.

In witness whereof the said party of the first part has hereunto set her hand and seal the day and year first above written.
Signed and delivered in presence of.

Margaret Milner *(Seal)*

State of Kansas }
County of Douglas } ss

Be it remembered that on the 2nd day of April A.D. 1887, before a Notary Public in and for said County and State came Margaret Milner a widow to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

(Signature)
S. S.

In witness whereof I have hereunto set my hand and Affixed my official seal, on the day and year last above written.
Daniel S. Stoddard

My Commission Expires March 15, 1889

Notary Public.

Recorded April 13, 1887, at 12¹² o'clock P. M.

B. J. Harlow

Register of deeds

This Indenture made this 16th day of February in the year of our Lord one thousand eight hundred and eighty seven, between Lewis M. Steen and Ida M. Steen, in the county of Osage, and State of Kansas, of the first part and Elizabeth D. Steen of the second part Witnesseth that the said parties of the first part in consideration of the sum of Sixteen hundred dollars to them duly paid, the receipt of which is hereby acknowledged, have sold and by these presents do grant bargain sell and mortgage, to the said party of the second part, her heirs and assigns forever, all that tract or parcel of land situated in the county of Douglas and State of Kansas, described as follows, to wit, The South west quarter of