

said William W. Phelps 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 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 William W. Phelps his ^{assigns} and

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year first above written

Signed and delivered in Presence of
 Q. Q. Martin }

William W. Phelps (Seal)

State of Kansas }
 County of Franklin } ss.

Be it Remembered, That on this 17th day of December A.D. 1887, before me Hiram Fisk a Notary Public in and for said County and State came William W. Phelps (a single man) to me personally known to be the same person 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. S.

Hiram Fisk
 Notary Public

My commission expires Sept 24, 1891

Recorded Jan'y 30th 1888, at 8 o'clock a.m.

James Brooks
 Register of Deeds