

in the payment of said bond or any part thereof or any of the sums of money to become due as herein specified according to the tenor and effect of said bond or in case of the breach by the said party of the first part of any of the covenants or agreements herein mentioned then the bond secured hereby shall bear interest at the rate of twelve per cent per annum from its date and this conveyance shall become absolute and the party of the second part be at once entitled to the possession of the above described premises and to have and to receive all the rents and profits thereof and the said bond with interest accrued thereon and all moneys which may have been advanced and paid by the said second party with the aforesaid interest thereon shall at the election of said second party thereupon each and every one of them become and be at once due and payable

And the said party of the first part for said consideration hereby expressly waives an appraisement of said real estate and all the benefits of the Homestead Exemption and Stay laws of the State of Kansas

The foregoing conditions being performed this conveyance to be void and satisfaction endorsed hereon by the legal holder which shall be entered of record at the cost of the said party of the first part otherwise to remain in full force and virtue

In Testimony Whereof the said parties of the first part have hereunto subscribed their names and affixed their seals on the day and year first above written

William M. Patterson

Seal

Witness to mark

Annie A. ^{her} x Patterson

Seal

Mark

O. E. Beeks

State of Kansas } SS
County of Douglas }

Be it remembered that on this Fifth day of May A.D. ~~Eighteen~~ Hundred and eighty eight before me a Notary Public in and for said County and State came William M. Patterson and Annie A. Patterson Husband and Wife to me personally known to be the identical persons described in and who executed the foregoing mortgage deed and duly acknowledged the execution of the same to be their voluntary act and deed

In Testimony whereof I have hereunto subscribed my name and affixed my official seal the day and year last above written.

LS

Chester E. Dallas

My commission expires Dec 15th 1890

Notary Public
Douglas County, Kansas

Recorded May 5th 1888 at 10 O'clock A.M.

James B. ... Register of Deeds