

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 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, as for a sale, whether by waiver 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 sale, to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the surplus, if any, thereof, shall be paid by the party making such sale, on demand, to the said parties of the first part or their heirs and assigns.

In witness whereof the said parties of the first part have hereunto set their hands and seals the day & year last above written.

Signed sealed & delivered in presence of

Levi A. Doane

Peter Kemmer [seal]

Margaret ^{her} ~~Kemmer~~ _{mark} [seal]

Witness to signature and mark

State of Kansas, Douglas County, ss.

Best Remembered, That on this 26th day of April A.D. 1888 before me Levi A. Doane a Notary Public in and for said County and State, came Peter Kemmer and Margaret Kemmer 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 subscribed my name and affixed my official seal on the day and year last above written.

(L.S.)

Levi A. Doane

Notary Public

My commission expires Aug. 6, 1890

Recorded May 2, 1888 at 12 o'clock P.M.

James Brooks
Register of Deeds