

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 executor, administrator 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 executor, administrator 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 surplus, if any thereof, shall be paid by the party making such sale, or demand, to the said Charles Anderson his heirs and assigns.

In witness whereof the said parties of the first part have hereunto set their hands this first day of September in the year of our said eighteenth

hundred and eighty eight
signed, sealed and delivered in presence of
 John W. Crooke
 M. M. Tibbins

Charles Anderson [seal]
 Lucretia Anderson [seal]

State of Kansas
 County of Douglas } ss.

Be it Remembered, That on this 1st day of September A.D. 1888 before me, John W. Crooke a Notary Public in and for said County and State came Charles Anderson and Lucretia Anderson to me personally known to be the same persons who executed the foregoing instrument, and they 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

[Signature]
 My Commission Expires May 7th 1891
 Expires Sept. 12, 1888 at 10 o'clock A.M.

John W. Crooke
 Notary Public

Amos Brooks
 Register of Deeds

See next page for return

This Indenture Made this fifth day of September in the year of our Lord one thousand eight hundred and eighty eight between J. J. Dunkel and Ellen E. Dunkel, his wife of Lawrence in the County of Douglas and State of Kansas, of the first part, and M. Kincaid of