

full performance of all the obligations and conditions of a certain Bond this day executed by the said Ed Russell to the said Home Building and Loan Association, for the payment of \$500 as therein provided; and upon the full and prompt performance of all said conditions of said bond by the party signing the same, this conveyance shall be void. But if default be made in the performance of any of the conditions of said bond, or in the making of any payment therein provided when the same shall be due; or if the taxes and assessments of every nature which are assessed or levied against said premises are not paid at the time when the same are by law made due and payable, then, upon the happening of any of said failures, the whole of the said sum of \$500, together with such fines and penalties as shall accrue, under the By-Laws of said Association, shall immediately become due and payable, and it shall be lawful for the said party of the second part, or its assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof in the manner prescribed by law, and out of all the money arising from such sale, to retain the amount of said bond, to wit: \$500, less only the amount of all dues paid as principal upon said bond, together with the cost 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 Ed Russell, his heirs and assigns.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Ed Russell (S. S.)

M. Etta Russell (S. S.)

State of Kansas, Douglas County, ss.

On this 5th day of January A.D. 1889, before me a Notary Public in and for said county, personally came Ed Russell and Mary E. Russell, his wife to me personally known to be the identical persons described in, and who executed the foregoing conveyance as grantors and duly acknowledged the execution of the same.

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

Ed Russell

Wm. McClain

My commission expires September 13, 1892.

Notary Public

Recorded Jan. 7, 1889 at 11²⁰ o'clock A.M.

James Brooks
Register of Deeds.

The foregoing conveyance on original instrument
of W. C. Russell the Mortgage within named, hereby acknowledged complete satisfaction
of the debt by the within mortgage secured, and hereby authorizing the Register of Deeds of Douglas
County, Kansas, to discharge said mortgage of record.