

or any 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 at the option of the party of the second part, and the said party of the first part hereby authorize and fully empower the said party of the second part, its representatives or assigns at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement hereby waived, 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 any moneys advanced for the payment of taxes or other liens, and a reasonable sum as attorney's fees for foreclosure of this mortgage, the said fees to be due and payable on filing petition for foreclosure, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said party of the first part their heirs or assigns.

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

E. D. Phillips

Augusta A. Phillips

Seal  
Seal

State of Kansas

County of Douglas ss.

Be it Remembered, That on this Eighth day of October A. D. 1889, before me, a Notary Public in and for said County and State, came E. D. Phillips and Augusta A. Phillips 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.

Seal

A. Hadley Notary Public

Place of residence Lawrence, Mo. my commission expires Dec 7 1890

Recorded Oct 8, 1889 at 3<sup>52</sup> o'clock P. M.

Amos Brooks

Register of Deeds.

For Value Received, I hereby sell and assign the Mortgage made by James Baker, a widower and recorded in Book 20 of Mortgages, at page 632, in the office of the Register of Deeds of Douglas County, Kansas, and the notes therein described, to Nathaniel Myrick.