

to the party of the second part, or his administrators or assigns, interest at the rate of ten per cent. per annum upon said principal sum of six hundred Dollars, from the time when the same was advanced and loaned by the party of the second part, and interest shall be so computed, and any payments made on account of interest shall be credited in said computation so that the total amount of interest collected shall be and not exceed the legal rate of ten per cent; and if default be made in payment of said note or any part thereof or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal of said note and interest thereon and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all sums paid by the party of the second part for insurance; shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the 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, appraisement hereby waived 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 or to become due according to the conditions of this instrument, together with the costs 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 party of the first part his heirs and assigns.

In Witness Whereof, The said party of the first part hath hereunto set his hand and seal the day and year last above written.

Signed, sealed and delivered in the presence of

James M. Charles (dear)

Hugh Blair

State of Kansas,
County of Douglas, ss.

Be it Remembered, That on this 10th day of December A.D. 1889 before me Hugh Blair a Notary Public in and for said County and State came James M. Charles a widower to me personally known to be the same person who executed the foregoing instrument, and duly 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.

Hugh Blair

Notary Public

My Commission Expires 25th Decr. 1889

Recorded Dec. 14, 1889 at 1²⁰ o'clock P.M.

James Brooks
Register of Deeds