

rate of 10 percent per annum. But if default be made in such payments, 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, his 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, his 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 Mrs A. M. Knox heirs and assigns.

In Testimony Whereof, The said party of the first part, has hereunto set her hand and seal the day and year last above written.

Signed, sealed & delivered in presence of
State of Kansas,
County of Douglas } ss

Mrs A. M. Knox [seal]

Be it Remembered, That on this 19th day of March A.D. 1890 before me J. L. Bristow Clerk District Court in and for said County and State came Mrs. A. M. Knox a widow 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.

J. L. Bristow
My Commission expires 1895

J. L. Bristow
Clerk District Court.

Recorded March 20, 1890 at 5⁴⁰ o'clock A.M.

James Brooks
Register of Deeds.

See next page for full
Assignment, Page 407 of the Book

This Indenture Made this Fifteenth day of February in the year of our Lord one thousand eight hundred and Ninety between Phoebe Bare and John C.