

collected shall be, and shall not exceed, the lawful rate of ten per cent; and this deed shall remain in full force. And said party of the second part, or its successors in trust, shall become and be at once entitled to the full possession of said premises, and all the emblements thereon, and fixtures thereto attached, and to receive all rents, issues and profits thereof, and have full power to control the same, especially to prevent all waste of whatsoever nature, by any person whomsoever, upon any part of said premises, and said party of the second part shall, at the request of the legal holder of said note, proceed at once to foreclose this deed, by suit in a court of competent jurisdiction, and to obtain a decree for the sale and conveyance of said premises, the emblements thereon and the fixtures thereto attached. Said premises shall be sold under said decree, and out of the proceeds of said sale there shall be paid—First, the costs of said sale; second, all sums due said Trustee, or its successors in trust, or the legal holder of said note, for money advanced under any of the provisions of this deed, with ten per cent interest thereon. Third, said indebtedness, with interest as provided in this instrument, and costs. The remainder, if any, shall be paid to said party of the first part, or her legal representatives.

And, In case of the inability, or refusal, of the said party of the second part, or any of its successors in trust, to act, then, and in that case, any attorney of record, residing within the State of Kansas, whom the legal holder of said note may in writing appoint, shall be, and he is hereby made successor in trust to the Trustee hereinbefore named, with like powers and authority.

And, The said party of the first part for herself and her heirs, executors and administrators, covenant to and with the said party of the second part, and its successors in trust, forever, and to and with any person or persons who may purchase said premises at any sale made under foreclosure of this Trust Deed, that the said party of the first part is lawfully seized in fee of the premises hereby conveyed, and has good right to sell and convey the same as aforesaid; that the said premises are free and clear from all incumbrances; that she will, and her heirs, executors and administrators shall, forever warrant and defend the title of the said premises against the lawful claims and demands of all persons whomsoever.

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

Signed and sealed in presence of

A. J. Bell

G. A. Taylor

Lizzie Bell

(seal)

The State of Kansas, Wyandotte County, ss.

Be it Remembered, That on this 18th day of July in the year of our Lord One Thousand Eight Hundred and Ninety Lizzie Bell a single woman who