

per annum. But if default be made in the payment of said note, or any part thereof, or any interest thereon, or of the taxes, or of the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount specified in said note and the interest thereon, and all taxes and insurance paid by said second party or his assigns, become and be due and payable, or not, at the option of said second party or assigns, said option to be exercised without any notice whatever; and it shall be lawful for the party of the second part his executors, administrators, 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 or not, at the option of the party of the second part, his executors, administrators, or assigns, and out of all the money arising from such sale, to retain the amount then due according to the provisions 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 William Schoepflin his heirs or assigns.

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

William Schoepflin [seal]
 Salome Schoepflin [seal]

State of Kansas Douglas County, ss.

Be it Remembered That on this first day of December A.D. 1891 before me, Joseph E. Riggs, a Notary Public in and for said County and State, came William Schoepflin and Salome Schoepflin 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 hand and affixed my official seal on the day and year last above written.

My commission expires March 6th 1892.

Recorded Dec. 1, 1891 at 11 o'clock P.M.

Joseph E. Riggs
 Notary Public

James Brooks
 Register of Deeds.

This Indenture Made this First day of December in the year of our Lord one thousand eight hundred and ninety one between David H. Mifflin and Cora M. Mifflin his wife of Marion Township in the County of Douglas and State of Kansas of the first part, and William Schoepflin of the same place of the second part Witnesseth, That the said parties of the first part in consideration of the sum