

annually as evidenced by six coupons thereunto attached. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon as provided herein, or if the buildings are not kept in good repair, or if the improvements are not kept in good condition, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof; and it shall be lawful for the said party of the second part, his executors, administrators and assigns, at any time thereafter, to take possession of the said premises and all the improvements thereon, and receive the rents, issues and profits thereof, and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, "appraisement waived," and out of all money arising from such sale, to retain the amount then unpaid of principal and interest, 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 parties of the first part or to their heirs and assigns.

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

Attest My hand and seal the day and year last above written.

Victoria Gordon

C. F. Mosher [seal]

Lena E. Mosher [seal]

State of Kansas }
Douglas County } ss.

Be it Remembered, that on this 1 day of Dec. A.D. 1892, before me, a Notary Public in and for said County and State, came C. F. Mosher & wife 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 subscribed my name, and affixed my official seal on the day and year last above written.

(L.S.)

J. H. Halliday
Notary Public

Commission Expires Feby. 20, 1896.

Recorded Dec. 1, 1892 at 11³⁰ o'clock A.M.

James Brooks
Register of Deeds

This Instrument Made this seventeenth day of December, 1891, Between Edward H. Hays and Henry M. Field as Executors of the Last Will & Testament of J. Byron Hays late of Canandaigua, deceased, parties of the first part and George B. Hays of Tacoma