

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 moneys 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 surplus, if any there be, shall be paid by the party making such sale on demand, to the said Parties of the first part their heirs and assigns.

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

Witness my hand in the presence of

Charles M. Shoemaker [seal]

Mary F. Shoemaker [seal]

State of Kansas }
Franklin County } ss.

Be it remembered, That on this 15th day of February A.D. 1893, before me, a Notary Public in and for said County and State, came Charles M. Shoemaker and Mary F. Shoemaker 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 name, and affixed my official seal on the day and year last above written.



Robert Oak

Commission Expires Aug. 15th 1895

Notary Public

Recorded June 22, 1893 at 4 o'clock P.M.

James Brooke

Register of Deeds

At the request of H. K. Mater, and in consideration of the payment of the debt named therein, the Lombard Investment Company does hereby release the Mortgage for \$800.00 Eight Hundred.00 Dollars, bearing date the second day of April, 1888, made by Harriet Cowen and Husband et al. to the Lombard Investment Company on the following described property: The E. 72 acres of S. N. 41 (Ex 5 acres) in S. E. Cor. S. of Rock Creek sold to N. S. Hughes, recorded in Book 8 Page 605 of Sec.