

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 and 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 surplus if any there be, shall be paid by the party making such sale, on demand to the said heirs and assigns.

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

James R. Carpenter (seal)

State of Kansas }
Douglas County } ss.

Be it Remembered That on this 20 day of August A.D. 1894 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James R. Carpenter a single Man who is personally known to me to be the same person who executed the within instrument of writing, and such person has duly acknowledged the execution of the same.

In Testimony Whereof, I have hereunto set my hand and affixed my seal the day and year last above written.

J. R. Tenyon

J. R. Tenyon

Commission Expires May 29th 1898.

Recorded Aug 21. 1894 at 9³⁵ o'clock AM.

James Brooks
Register of Deeds

For Value Received, I hereby sell and assign the Mortgage made by Mary E. Hayne and N. M. Hayne, her husband, dated May 18. 1893 and recorded in Book 28 of Mortgages, at page 223, in the office of the Register of Deeds of Douglas County, Kansas, and the notes therein described, to Nancy H. Peers, without recourse on me.