

the rate of 10 per cent per annum. But if default be made in such payment or any part thereof or interest thereon or the taxes assessed on said premises or if the insurance is not kept up 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 her executors 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 her 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 Warren P. Biggs and Arvilla Biggs or their heirs and assigns.

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

Warren P. Biggs

Arvilla Biggs

seal
seal

State of Kansas } ss
Douglas County }

Be it remembered that on this 7th day of January A.D. 1898 before me John Charlton a Notary Public in and for said county and State came Warren P. Biggs and Arvilla Biggs 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 set my hand and affixed my official seal on the day and year last above written.

Id

My commission expires Augt. 26-1900

John Charlton

Notary Public

Recorded January 18-1898 at 4³⁰ O'clock P.M.

W. H. S. S. S.
Register of Deeds