

this conveyance shall be void if such payment be made as 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, 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 overplus, if any there be, shall be paid by the party making such sale on demand, to the said J. A. Elwell and Mary Elwell 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.

J. A. Elwell (seal)
Mary Elwell (seal)

Signed, sealed and delivered in presence of—

State of Kansas }
Franklin County }
But remembered that on this 15 day of February A.D. 1901, before me a Notary Public in and for said county and state, came J. A. Elwell and Mary Elwell 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.



Geo. D. Striebaugh,
Notary Public.

Commission expires on the 12 day of Dec. 1897

Recorded February 16th, A. D. 1901, at 4th o'clock, P. M.

H. S. Foxman
Register of Deeds.

The following is a copy of an original instrument
The within mortgage having been paid in full it is hereby released
and the original instrument this 17 day of March A.D. 1901
W. H. Wolf,

Recorded March 12th 1901
H. S. Foxman
Register of Deeds