

interest or principal till due
 and this conveyance shall be void if such payment be made as
 is herein specified. But if default be made in said payment
 or any part thereof as provided then this conveyance shall
 become absolute and it shall be lawful for said parties of
 the second part their executors administrators and assigns at
 any time thereafter to sell the premises hereby granted or any
 part thereof in the manner prescribed by law and out of all
 the moneys arising from such sale to retain the amount
 then due for 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 parties making such sale to the
 said J. T. Carpenter and Louisa Carpenter heirs or assigns
 and for the said consideration the said parties of the first
 part hereby waive appraisement of said real estate

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

John T. Carpenter {Seal}

Louisa A. Carpenter {Seal}

State of Kansas }
 County of Douglas } ss.

Be it Remembered That on this first day
 of March A. D. 1883 before me a Notary Public in and for said
 County and State came John T. Carpenter and Louisa A.
 Carpenter 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

James Brooks

Notary Public

Clinton Kan

[L.S.]

My Commission expires Sept 22 1885

Recorded April 6th. 1883 at 12⁵⁰ o'clock P. M.

Alfred Hornold

Register of Deeds