payment of the sum of One Hundred Dollars payable $50 in one year and $50 in two years with interest from date at ten per cent per annum according to the terms of two certain promissory note this day executed and delivered by the said James W. Turner to the said party of the second part: and 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 the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole shall become due and payable and it shall be lawful for said party of the second part his executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law appraisment 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 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 party making such sale on demand, to the said James W. Turner his heirs or 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.

Signed Sealed and Delivered in the Presence of
Geo. A. Banks.

James H. his X mark Turner [Seal]
May her X mark Turner [Seal]

State of Kansas Douglas County, ss.

Be it remembered, That on this 23d day of October A. D. 1883 before me Geo. A. Banks a Notary Public in and for said County and State came James H. Turner and May Turner 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.