year after date with interest at Eight per cent per annum according to the terms of one certain promissory note this day executed and delivered by the said James 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, 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, 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 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 parties of the first part or 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.

Signed, Sealed and Delivered in presence of
Jos. E. Riggs

James Turner (seal)
Mary Turner (seal)

State of Kansas Douglas County, ss.

Be it remembered, That on this 25th day of January A.D. 1884 before me Joseph E. Riggs a Notary Public in and for said County and State came James Turner and Mary 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.