

the same become due and payable, or if said agreement concerning taxes and insurance be not faithfully performed then this deed shall remain in force, and all of said notes shall forthwith-become due and payable and the said party of the second part his legal representatives or in case of unwillingness to act, death or absence from the state his successor in trust shall proceed to sell the property hereinbefore described or any part thereof at public vendue to the highest bidder for cash at the east front door of the Court House in the City of Lawrence State of Kansas first giving twenty days public notice of the time terms and place of said sale and if the property to be sold by advertisement in some newspaper printed in said City of Lawrence and upon such sale shall execute and deliver a deed in fee simple of the property sold to the purchaser or purchasers thereof and receive the proceeds of said sale out of which he shall pay first the costs and expenses of this trust and next to the payor thereof upon the usual vouchers thereof all moneys paid for taxes and interest thereon at the rate of ten per cent. per annum from the time of their payment and next the amount remaining unpaid on said note principal or interest due or otherwise and the remainder if any shall be paid to the said party of the first part or her legal representatives. And said party of the second part covenants faithfully to perform and fulfill the trust herein created.

In Witness Whereof the said party of the first part has hereunto set her hand and seal the day and year first above written.

Chara L. Long 

State of Missouri } ss.
City of St. Louis

Be it Remembered That on this sixteenth-day of April A.D. eighteen hundred and eighty four before me the undersigned Commissioner for the State of Kansas at St. Louis Missouri came Chara L. Long (widow) who is personally known to me to be the same person whose name is subscribed to the foregoing