

on said land and coupons after the same become due at ten per cent per annum. And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payments 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; 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 James C. Wasson his 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.

James C. Wasson (seal)
Alice L. Wasson (seal)

State of Kansas
County of Franklin } ss Be It Remembered, That on this 21 day of February A.D. 1906, before me, a Notary Public in and for said County and State, came James C. Wasson and Alice L. Wasson his wife to me personally known to be