

in such payment or any part thereof or interest thereon or the taxes assessed on said premises then this conveyance shall become absolute and the whole principal of said note and interest thereon and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party by the second part shall be due and payable or not at the option of the party of the second part; and it shall be lawful for the party of the second part her 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 her executors administrators or assigns; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument together with the costs and charges of making such sale and the surplus if any there be shall be paid by the party making such sale on demand to the said parties of the first part 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.

Robert F. Carter 

Mary E. Carter 

State of Kansas, Douglas County, ss.

Be it Remembered That on this sixth day of May A.D. 1885 before me a Notary Public in and for said County and State came Robert F. Carter and Mary E. Carter 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.



L. W. Pierson

My commission expires March 4 / 1888.

Notary Public

Recorded May 6th 1885 at 5 O'clock P. M.

W. J. Arnold Register of Deeds.