

P. D. 177  
P. I. 24  
P. L.  
C. L.  
C. D.  
C. I.

Know all Men by these Presents, That Frank W. Jay and Josie Jay his wife, of Tulsa Ind. Ter. hereinafter referred to as party of the first part, in consideration of the sum of seventeen hundred fifty & no/100 (\$1750.00) Dollars in hand paid by UNION TRUST COMPANY (an Indian Territory Corporation) hereinafter referred to as party of the second part, the receipt whereof is hereby acknowledged, first party has Granted, Bargained, Sold and Conveyed, and by these presents does hereby Grant, Bargain, Sell and Convey unto the said UNION TRUST COMPANY (an Indian Territory Corporation), its successors and assigns, the following described premises, in Town 9 Tulsa Indian Territory, to-wit:

all of Lot fourteen (14) in Block three (3) in Friend and Gillies' Addition to the town of Tulsa, Western District, Indian Territory

TO HAVE AND TO HOLD the premises above described, with the appurtenances thereunto belonging, to the said UNION TRUST COMPANY, its successors and assigns forever.

And the said party of the first part covenants with the said party of the second part that they are lawfully seized in fee of said premises and same are free from all incumbrances. That they have a good right to sell and convey the same and that they will, and their heirs, executors, administrators and assigns shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And said Josie Jay wife of said Frank W. Jay for and in consideration of the said sum of money, does hereby release and quit-claim, transfer and relinquish unto the said party of the second part, its successors and assigns, all her right, claim and possibilities of dower and homestead in and to said real estate forever.

This sale is made on condition, that whereas, said party of the first part is justly indebted to the said party of the second part in the sum of seventeen hundred fifty & no/100 Dollars for money loaned to the party of the first part by the party of the second part, evidenced by one promissory note of even date herewith with interest thereon from date at the rate of six per cent. per annum, more specifically described as follows, to-wit:

\$ 1750.00 TULSA, IND. TER. July 31st 1907

One (1) year after date, we, or either of us, promise to pay to the order of UNION TRUST COMPANY, Tulsa, Ind. Ter., seventeen hundred fifty & no/100 /100 Dollars, for value received, negotiable and payable at office of UNION TRUST COMPANY, Tulsa, Ind. Ter., without defalcation or discount, with interest from date at the rate of six per cent. per annum until paid; and if interest is not paid annually, to become as principal and bear same rate of interest. The drawers and endorsers severally waive presentation for payment, protest and notice of protest, and non-payment of this note, and agree to pay attorney's fees, all court costs, and all other expenses incurred in collecting this note and interest, or any part thereof.

Due July 31, 1908 Signed Frank W. Jay  
P. O. Tulsa Ind. Ter. " Josie Jay

Now, if the said party of the first part shall pay or cause to be paid said note and the interest thereon according to the tenor and effect thereof and do and perform each and every covenant and agreement herein contained, then this instrument shall be null and void, otherwise be a lien in full force and effect. And in case of non-payment, then the said party of the second part shall have power to sell said property at public sale to the highest bidder for cash at Tulsa in the Western District, Indian Territory, public notice of the time and place of the said sale having been first given thirty (30) days by advertising in some newspaper published in said town or Territory, at which sale the party of the second part, its successors or assigns, may bid and purchase as any third person might do.

Said party of the first part hereby authorizes said second party, its successors or assigns, to convey said property to any one purchasing at said sale and to convey an absolute title thereto; and in the recitals, its deeds or conveyances shall be taken as prima facie true, and the proceeds of the said sale shall be applied first, to the payment of all the costs and expenses attending said sale. Second, to the payment of said debt and interest, and the remainder, if any, shall be paid to the party of the first part, plus heirs, executors, administrators and assigns.

Said party of the first part, for and in consideration of money loaned as aforesaid, hereby waives and relinquishes all rights of redemption, appraisement and homestead allowed by law.

In Testimony Whereof, The party of the first part has hereunto set our hand, this the 31st day of July 1907.

Frank W. Jay

Josie Jay

Seal

Seal

Seal

## ACKNOWLEDGMENT.

State of Missouri  
~~UNITED STATES OF AMERICA,~~  
City of St. Louis, ~~INDIAN TERRITORY,~~  
Western District. } ss.

On this 2nd day of August 1907, before me, Benjamin A. Watts Notary Public within and for the Western District of the Indian Territory, appeared in person Frank W. Jay to me personally well known as the person whose name appears upon the within and foregoing Mortgage Deed as one of the parties grantor, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

And I further certify that on this day voluntarily appeared before me Josie Jay wife of the said Frank W. Jay to me well known to be the person whose name appears upon the within and foregoing Mortgage Deed, and in the absence of her said husband, declared that she knew the contents of the within Mortgage Deed and had of her own free will signed the relinquishment of dower and homestead therein expressed, for the purpose therein contained and set forth, without compulsion or undue influence of her said husband.

In Testimony Whereof, I have hereunto set my hand and official seal as such Notary Public in and for the Western District of the Indian Territory, on the 2nd day of August 1907.

[SEAL] City of St. Louis Mo.

My commission expires Nov. 22, 1910

Benjamin A. Watts

Notary Public.

Filed for record this 6 day of August A. D. 1907, at 8 o'clock a.m.

Otis Lorton

Deputy Clerk and Ex-Officio Recorder.