

Know all Men by these Presents, That Christ Lansen

, and

Lora Lansenhis wife, of Lulsa

Indian Territory, parties of the first part, for

and in consideration of the sum of One Hundred Twenty <sup>00</sup>/<sub>100</sub> DOLLARS,to them in hand paid by the Lending Investment Company, party of the second part, the receipt of which is hereby

acknowledged, have granted, bargained and sold, and do hereby grant, bargain, sell and convey unto the said second party, its successors or assigns, the

following described real estate situated in the town of Lulsa, Western District, inGreene

Nation, Indian Territory, to-wit:

All of Lot Four (4) and the southerly half of Lot Five (5), said southerly half of Lot 5 being more particularly described and bounded as follows to-wit: - Beginning at the southwest corner of said Lot 5; thence North Westely along the line of Boulder Avenue 25 feet; thence at right angles, North Eastely parallel with the southerly boundary line of said Lot 5, 140 feet to the alley in said Block 29; thence South Eastely 25 feet to the southeast corner of said Lot 5; thence South Westely to the place of beginning all in Block 29, Lulsa.

According to the official plat and survey thereof approved by the Secretary of the Interior of the United States, to have and to hold the same unto the said second party, its successors or assigns forever, with all the privileges and appurtenances thereto belonging.

And the said first parties for themselves and their heirs, executors, administrators and assigns, covenant with the said second party, its successors and assigns, that they are lawfully seized and possessed in fee of the aforegranted premises; that same is free and clear of all incumbrance except a mortgage of \$1000 to W. E. Dunaway; that they have good right to sell and convey the same to the said second party, as aforesaid; and that they will and their heirs, executors and administrators, shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And I, the said Lora Lansen, wife of the said Christ Lansen, for and in consideration of the said sum of money, do hereby release and quit claim, transfer and relinquish, unto the said second party, its successors and assigns, all my right or possibility of dower in or to said real estate.

The foregoing conveyance is on condition: "That whereas, the said first parties are justly indebted to the said second party, in the sum of One Hundred Twenty <sup>00</sup>/<sub>100</sub> Dollars, for borrowed money, evidenced by two promissory notes of even date herewith, with interest thereon from maturity at the rate of 5 per cent. per annum One note for \$60 due June 1st 1902 and one note for \$60 due December 1, 1902,"

Now, if the said first parties shall pay, or cause said notes to be paid, with interest, according to the tenor and effect thereof, and perform all and every other covenant and agreement herein, then this instrument shall be null and void, and shall be released at the cost of said first parties; otherwise to remain in full force and effect.

And it is hereby further stipulated, that during the continuance of this instrument in force, the said first party shall at all times keep all Taxes fully paid, as required by law and shall keep the buildings on said premises insured against loss or damage by fire, tornado or lightning in the sum of not less than \$1500, loss, if any, payable as follows: First, to W. E. Dunaway, First Mortgagee as his interests may appear at the time of loss; Second, to the Lending Investment Company, Second Mortgagee as its interests may appear at the time of loss. Said parties of the first part hereby agree to deliver at once insurance policies as above required, issued by a reliable insurance company, and approved by said second party; and before the expiration of any of said policies, said first party or its assigns, shall have said policies renewed and delivered to said second party. Said first parties or their assigns agree that the premiums on said insurance policies shall be fully paid at the time of the delivery of said policies and for a term of not less than three years.

AND IT IS FURTHER HEREBY AGREED, That in case the said first parties shall make default in payment of said notes, or the interest thereon, when due, or the taxes, or in keeping said buildings insured as aforesaid, or the principal or interest of any prior incumbrance against said real estate, then the said second party, its successors or assigns, or legal representative, may pay such taxes or prior incumbrances, or interest thereon, or effect such insurance, and the amount necessarily expended therefor, with interest at eight per cent. per annum from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured. And said first parties hereby waive any and all rights of appraisal, sale or redemption, provided for in chapter 51, of the Indian Territory Statutes, 1890, the same being An Act on Mortgages, adopted May 2, 1890.

And if default be made in the payment of the sums hereby secured at maturity, or when the same or either of them become due and payable, or if any taxes or assessments, now or hereafter levied or imposed in said City of Lulsa against said real estate, or if any installment of principal or interest of any mortgage or lien prior to this are not paid when the same are due and payable, or if default be made in the agreement to keep said property insured, as herein set forth, then, in either of these cases, the sum hereby secured, with the interest thereon, shall immediately become due and payable, at the option of the mortgagee or assigns, without notice. Then the said grantee, or its assigns, agent or attorney, shall have power to sell said property at public sale, to the highest bidder, for cash, at the front door of the U. S. Postoffice in Lulsa, Western District, Indian Territory, as the same may be located at the time of sale, public notice of the time and place of said sale having first been given thirty days, by advertising in some newspaper published in said district, or by printed or written hand-bills posted up in five public places in said city; at which sale the said grantee or assignee may bid and purchase as any third person might do; and we hereby authorize the said grantee or assignee to convey said property to anyone purchasing at said sale, and the recitals of his deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest, and the remainder, if any, shall be paid to said grantors or their assigns.

WITNESS our hands and seals on this 15th day of December, A. D. 1902

Witnesses:

J. L. Breeding  
Chas. C. Dennis

Christ Lansen  
Lora Lansen

SEA  
SEA

Notary of Oklahoma  
UNITED STATES OF AMERICA, INDIAN TERRITORY,  
Noble County,  
Western District,  
County.

Personally appeared before me J. L. Breeding a Notary Public within and for said County and Territory Christ Lansen and Lora Lansen

to me well known as the identical person whose names appear to and upon the within and foregoing instrument, as parties grantor, and who stated and acknowledged to me that they had executed the same as their voluntary act and deed, for the consideration, uses and purposes therein mentioned and set forth.

And also, on the same day, voluntarily appeared before me the said Lora Lansen wife of the said Christ Lansen, to me well known, and in the absence of her said husband, declares and acknowledged to me that she had, of her own free will and accord, executed said mortgage and signed and sealed her relinquishment of dower and homestead therein, for the consideration, uses and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

Witness my hand and official seal on this the 20th day of December, 1902

Noble County, Oklahoma  
SEA

My commission expires Sept. 12th 1909

J. L. Breeding

Notary Public.

Filed for Record Feb 6, 1902 at 9:30 o'clock A M.

Chas. C. Dennis  
Deputy Clerk and Ex-Officio Recorder.