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P. D. M.
P. L.
C. L.
C. D.
C. I.

W. W. Foster.

To

Whitney Lbr. Co.

First Mortgage, with Power of Sale.
Really.

Know all men By These Presents: That W. W. Foster and Nannie O Foster, his wife of the town of Okawado, Ind. Ter. for and in consideration of the sum of Twelve Hundred Sixty-one Dollars to them in hand paid, and the premises hereinafter set forth, do hereby grant, bargain and sell unto M. O. Whitney and Helena S. Whitney and unto their heirs and assigns forever, the following property:

The West half of Lot seven (7) in Block Hamilton (H) in the town of Okawado in the Indian Territory, according to the recorded plat thereof, together with all the appurtenances, thereto belonging.

And the said W. W. Foster and Nannie O. Foster do hereby covenant with the said M. O. Whitney and Helena S. Whitney that they, said grantors will forever warrant and defend the title to said property against all lawful claims, and will insure and keep insured said property in the sum of \$1,000.00 for the benefit of said grantees.

And the said Nannie O. Foster, wife of the said W. W. Foster for the consideration aforesaid do hereby release unto the said M. O. Whitney and Helena S. Whitney, all her right of dower and homestead in and to the said lands, and the improvements thereon.

The sale is on the condition that whereas the said W. W. Foster and Nannie O Foster are jointly indebted unto said M. O. Whitney and Helena S. Whitney in the sum of Twelve Hundred Sixty-one Dollars, evidenced by their certain installment note of even date herewith for said sum of Twelve Hundred Sixty-one Dollars, (\$1,261.00) payable according to the terms thereof; a true copy of which note is hereto attached.

Now, if said W. W. Foster and Nannie O. Foster shall pay said money as, at the times and in the manner aforesaid, then the above conveyance shall be null and void, but in case of non payment of any of the installments of said note when due, the whole of said principal sum shall at once become due and payable, and then the said grantees or assignee shall have power to sell said property at public sale to the highest bidder, for cash, or Okawado in the twenty-eight (28th) Recording District, of the Indian Territory, 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, by at least two insertions or by notices posted in ten public places in the District, at which sale the said grantees or their assignee may bid and purchase as any third person might do and they hereby au-