

P. D. M.  
P. I. 22  
P. L.  
C. L.  
C. D.  
C. I.

Ridew D. De Ford and Wife,

To

Mortgage of Real Property.

James C. Graves,

This indenture, made this 27th day of August, A.D. 1906, between Ridew D. De Ford of Tulsa, D.T., and Mary F. De Ford, his wife, and James C. Graves, of Springfield, Mo. Witnesseth, that

Whereas, the said Ridew D. De Ford, is justly indebted to the said James C. Graves, in the sum of fifteen hundred & 00/100 Dollars, (\$1500.00), which is evidenced by two certain promissory notes of even date herewith, to-wit: One note due Jan. 1st, 1907, for \$500.00; one note due Jan. 1st, 1908, for \$1000.00

Now, therefore, the said Ridew D. De Ford, and Mary F. De Ford, his wife, for the better securing the payment of the money aforesaid, with interest thereon according to the tenor and effect of said notes above mentioned, do hereby grant, bargain, sell and convey unto the said James C. Graves, his heirs and assigns forever, the following described real estate, to-wit: The South half (1/2) of Lot No. Five (5) in Block No. One hundred sixty-one (61) of the town of Tulsa, Ind. Ter., according to the official Plat and Survey thereof, with all the improvements thereon at the present time, or that hereafter may be placed thereon, together with all the privileges and appurtenances thereto belonging.

To Have and To Hold the above granted, bargained, and described premises unto the said James C. Graves, his heirs and assigns and unto his own proper use, benefit and behoof forever.

And Whereas, for the further security of said indebtedness, the said parties of the first part, covenant and agree with the said party of the second part, to keep the improvements on the said property at all times in a state of good repair and constantly insured for the benefit of the said party of the second part, his heirs and assigns, in one or more insurance companies satisfactory to the said party of the second part, against fire, lightning or tornadoes. Should the party of the first part make default in the performance of any of these stipulations, the said party of the second part may immediately perform and discharge the same, and all accounts so expended by the said party of the second part, him or assigns, in paying said taxes, insurance premiums, liens or special assessments, or in protecting said title, or making said repairs, shall become a debt due in addition to the indebtedness aforesaid, and secured in like manner by this mortgage, and shall bear interest from the time of the payment thereof at the rate of eight per cent per annum payable on demand.

And for the consideration aforesaid, and for divers other good and valuable considerations, Mary F. De Ford, wife of said Ridew D. De Ford, do hereby release and quit claim unto the said James C. Graves, his heirs and assigns, all right, claim, or possibility of dower in and out of the afore described premises.

Conditioned, However, that if the said Ridew D. De Ford, his heirs, executors, or administrators, shall well and truly pay or cause to be paid to the said James C. Graves, his executors, administrators, or assigns, the aforesaid sums of money, with interest thereon, according to the tenor of said notes, then this instrument shall be void, otherwise to remain in full force and effect.

In Testimony Whereof, we have hereunto set our hands on this the day and year first above written.

Ridew D. De Ford. (L.S.)

Mary F. De Ford. (L.S.)

United States of America, Western District, Indian Territory, ss.

Be It Remembered: That on this day came before me, the undersigned, a Notary Public, within and for the Western District of Indian Territory aforesaid, duly commissioned and acting, Ridew D. De Ford, to me known as the mortgagor