

Wm. G. apt.

Now all men to have present. That Mary. B. Spear and John D. Spear, first husband, party of the first part, in consideration of the sum of Seventy-five Dollars, On hand paid, do hereby sell and convey unto The Lumber State Mortgage Trust Corporation, party of the second part, the following described premises, situated in the County of Tucker, State of Oklahoma, to-wit: The described, fifty (50) feet of lot two (2) in Block one hundred ninety seven (197), in the City of Tulsa. The intention being to convey hereby an absolute title in fee simple including all rights of tenanted to have and to hold the premises above described, with all the appurtenances thereto belonging, unto the said The Lumber State Mortgage Trust Corporation and to its successors or assigns, forever.

Provided always, and these presents are upon the express condition, that if the said party of the first part, their heirs, executors or administrators, shall at any time or times so be said The Lumber State Mortgage Trust Corporation its successors or assigns, the sum of Seventy-five Dollars with interest to run at the rate of ten per cent per annum, payable semi-annually after maturity and until the same is fully paid, according to the terms and effect of the Certificate promissory note of said party of the first part, bearing even date with these presents, then these presents shall be void, otherwise to be and remain in full force and effect. The said party of the first part, hereby assigns, executes or administrators, executors and assigns with the second party that he is lawfully seized of the above described premises and has good and lawful right to convey same; that he will not commit or suffer any act or thing whereby that he will pay all taxes and assessments levied on the said real estate before same become delinquent that he will at once, without delay cause the buildings upon said premises situated to be insured or re-insured against loss by fire in amount of \$1000. (The insurance company or companies to be assigned