

wiel 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 S. A. Towers husband of the said Ella Towers for and in consideration of the said sum of money do hereby release and quit claim transfer and relinquish unto the said second party his heirs and assigns all my right or possibility of dower and homestead in or to said real estate.

The foregoing conveyance is on condition that whereas the said first parties, are justly indebted to the second party in the sum of Fourteen Hundred Dollars evidenced by one promissory note of even date herewith with interest thereon from maturity, at the rate of 8 per cent per annum payable annually both principal and interest payable at the office of the Central Nat. Bank of Tulsa

Now if the said first parties shall pay or cause said note 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 to be null and void and shall be released at the costs 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 parties 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 lightning, and tornado in the sum of not less than \$1400 loss if any payable to J. I. Mc Carmon as his interest may appear.

And it is hereby further ^{to} ~~agreed~~ ^{hereby} agreed that in case the said first parties shall make default in payment of any taxes