

7094
Mortgage with Power of Sale Realty

34
CL
CD
1

Know all men by these Presents:

that we John F. Warren and Ida J. Warren husband and wife of Adair Indian Territory for and in consideration of the sum of Fourteen Hundred & no, 00 (\$400⁰⁰) Dollars to them in hand paid and the premises hereinafter set forth, do hereby grant, bargain and sell unto A. W. Heron of Adair Indian Territory and unto his heirs, and assigns forever the following property: -

The south half and northeast quarter of the northeast quarter of section thirty-six (36) township seventeen (17) north, Range thirteen (13) east containing one hundred twenty (120) acres more or less according to the United States survey thereof, and we hereby covenant with the said A. W. Heron that we will forever warrant and defend the title to said property against all lawful claims. And Ida J. Warren wife of the said John F. Warren for the consideration aforesaid does hereby release unto the said A. W. Heron all her right of dower and homestead in and to the said lands.

The sale is on the condition that whereas we are justly indebted unto said A. W. Heron in the sum of fourteen Hundred (\$400⁰⁰) Dollars evidenced by one principal note for (\$400⁰⁰) dated October 24th 1907 due one year after date bearing 6% interest after date.

Now if we shall pay said money at the times and in the manner aforesaid, then the above conveyance shall be null and void And in case of nonpayment then the grantee or assigns shall have power to sell said property at public sale to the highest bidder for cash at Sapulpa in the Eight Recording District of the Indian Territory public notice of the time & 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