

MORTGAGE WITH POWER OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That James B. Hilders, an unmarried man, for and in consideration of ONE DOLLAR to him in hand paid, and the premises hereinafter set forth do hereby grant, bargain and sell unto Samuel Sandheimer of Misskogie Indian Territory, and unto his successors and assigns, forever, the following property situated in the Creek Nation, Indian Territory, to-wit: east half of southwest quarter and the north west quarter of the south west quarter of section two, township six, north, range fourteen, east, containing one hundred and twenty acres, more or less, his and

To have and to hold the same to the said Samuel Sandheimer, his heirs and successors or assigns, together with all and singular the appurtenances and improvements thereunto belonging; and he hereby covenants with the said Samuel Sandheimer that he will forever warrant and defend the title to said property against all lawful claims.

And I, _____ wife of the said _____

do hereby release unto the said _____ all my right and dower in and to said lands. This sale is on condition that:

Whereas the said James B. Hilders is justly indebted to the said Samuel Sandheimer in the sum of Three Thousand DOLLARS evidenced by promissory note dated August 9th, 1907

for Three Thousand Dollars (\$ 3,000.00) payable to the order of Samuel Sandheimer

five years days after date, executed by James B. Hilders with interest at eight per cent per annum after maturity. date payable annually

First parties agree to keep the buildings on the above premises constantly insured against loss by fire and tornado in a sum not less than \$ _____, and loss, if any payable to the second party, as interest may appear at that time, and policies delivered to said second party, and to keep all taxes paid.

Now, if said first parties, or any one of them, shall pay said moneys at the time and in the manner aforesaid, then the above conveyance shall be null and void. And in case of non-payment of the same or any part thereof, or failure to keep said insurance or tax agreement, then the whole shall be at once due and payable and the said grantee or its assignee, agent or attorney in fact, shall have power to sell said property at public sale, to the highest bidder for cash, at about House where Court is held at Tulsa, Indian Territory public notice of the time and place of said sale having been first given thirty days, by advertising in some newspaper published in said city or by ten printed or written hand bills posted in ten public places in said city, at which sale said grantee or its assignee, agent or attorney in fact, may bid and purchase as any third person might do. And _____ hereby authorize the said grantee or its assigns to convey said property to any one purchasing at said sale; and the recitals of this deed of conveyance shall be taken as prima facie true. And the proceeds of said sale shall be applied, first, to all costs and expenses attending said sale; second, to the payment of said debt and interest; and the remainder, if any, shall be paid to said grantor. The appraisalment and the right of redemption allowed by law are hereby expressly waived. Default in payment of interest shall mature entire debt

Witness his hand and seal this 9th day of August A.D., 1907

James B. Hilders [SEAL]

[SEAL]

ACKNOWLEDGMENT

UNITED STATES OF AMERICA, INDIAN TERRITORY, WESTERN JUDICIAL DISTRICT. SS.

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public, within and for the Western District of the Indian Territory aforesaid, duly commissioned and acting as such, James B. Hilders

to me personally well known as the grantor in and within the foregoing deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

And I further certify that on the same day, also voluntarily appeared before me, the said _____

wife of said _____

to me well known and in the absence of her said husband, declared that she had, of her own free will, signed and sealed the relinquishment of dower in the foregoing deed for the purposes therein mentioned and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 9th day of August 1907

[SEAL] West. Dist. of Ind., Minnie P. Dumas Notary Public.

My commission expires Jan 16-1911

Filed for Record Aug 10 1907 at 7:30 o'clock A. M.

O. W. Barker Deputy Clerk & Ex-Officio Recorder.