

6543
MORTGAGE OF REAL PROPERTY

THIS INDENTURE, Made this 15th day of August A. D. 1907, between H. O. Caver of Independence, Kansas, and adda B. Caver his wife, and Henry C. Calhoun, surviving partner of H. R. Wallace & Co. of Tulsa, Indian Ter., witnesseth, that

WHEREAS, the said H. O. Caver is justly indebted to the said Henry C. Calhoun, surviving partner of H. R. Wallace & Co. in the sum of Six Thousand five hundred Dollars, (\$6,500.00), which is evidenced by his certain promissory note of even date herewith, to-wit:

One note due August 12th, 1908, for \$ 6,500.00; one note due _____, 190_____

One note due _____, 190_____, for \$ _____, for \$ _____, and one note due _____, 190_____, for \$ _____

NOW THEREFORE, the said H. O. Caver and adda B. Caver, his wife, for the better securing the payment of the money aforesaid, with interest thereon according to the tenor and effect of said note above mentioned, do hereby grant, bargain, sell and convey unto the said Henry C. Calhoun, surviving partner, his heirs and assigns forever, the following described real estate, to-wit:

Lot numbered seventeen (17) Block numbered Eighty-nine (89) in the City of Tulsa, Western District of the Indian Territory, according to the Government plat of said City.

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 Henry C. Calhoun, surviving partner, 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 part 1 of the first part, covenant and agree with the said part 1 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 part 1 of the second part, his heirs and assigns, in one or more insurance companies satisfactory to the said part 1 of the second part, against fire, lightning or tornadoes. Should the part 1 of the first part make default in the performance of any of these stipulations, the said part 1 of the second part may immediately perform and discharge the same, and all accounts so expended by the said part 1 of the second part, heirs 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. I, adda B. Caver, wife of said H. O. Caver, do hereby release and quit-claim unto the said Henry C. Calhoun, his heirs and assigns, all my right, claim, or possibility of dower in and out of the afore described premises.

CONDITIONED, However, that if the said H. O. Caver, his heirs, executors, or administrators, shall well and truly pay or cause to be paid to the said Henry C. Calhoun, surviving partner, his executors, administrators, or assigns, the aforesaid sum of money, with interest thereon, according to the tenor of said note, 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.

H. O. Caver (L. S.)
adda B. Caver (L. S.)

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

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 H. O. Caver to me known as the mortgagor in the foregoing instrument, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

And on the same day voluntarily appeared before me, the said adda B. Caver, wife of said H. O. Caver, to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said deed and signed and sealed the relinquishment of dower and homestead in said mortgage for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 15th day of August, 1907

My commission expires Dec. 15, 1907

[SEAL] West. Dist. I. T.

Wm. Cherry
Notary Public.

Filed for Record Sept 24, 1907, at 11 o'clock P. M.

Otis Sinton
Deputy Clerk & Ex-Officio Recorder.

For value received, I acknowledge satisfaction and payment in full of the within mortgage, and same is hereby released.

Signed and acknowledged before me Notary Public Wm. Cherry Sept 24-1907