

MORTGAGE OF REAL PROPERTY

THIS INDENTURE, Made this 3rd day of Dec A. D. 1907, between H. F. Phillips of Tulsa, Okla and Minnie Phillips his wife, and S. M. Lloyd of Tulsa, Okla, witnesseth, that

WHEREAS, the said H. F. & Minnie Phillips are justly indebted to the said S. M. Lloyd in the sum of Eight hundred and no cents, (\$ 800.00), which is evidenced by one certain promissory note of even date herewith, to-wit:

One note due Aug. 3rd, 1908, for \$ 800.00; one note due Aug. 3rd, 1908

One note due Aug. 3rd, 1908, for \$ 800.00, for \$ 800.00, and one note due Aug. 3rd, 1908

1908, for \$ 800.00

NOW THEREFORE, the said H. F. Phillips, and Minnie Phillips, 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 S. M. Lloyd, heirs and assigns forever, the following described real estate, to-wit:

Lot seven (7) & (part lot 11) North half lot six (6) block twenty seven (27) according to the official plat & survey of City of Tulsa, Okla. (S.D.)

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 S. M. Lloyd 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 parties of the first part, covenant and agree with the said party 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 party of the second part, his heirs and assigns, in one or more insurance companies satisfactory to the said party of the second part, against fire, lightning or tornadoes. Should the party of the first part make default in the performance of any of these stipulations, the said party of the second part may immediately perform and discharge the same, and all accounts so expended by the said party 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, Minnie Phillips wife of said H. F. Phillips, do hereby release and quit-claim unto the said S. M. Lloyd 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. F. & Minnie Phillips their heirs, executors, or administrators, shall well and truly pay or cause to be paid to the said S. M. Lloyd 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, He have hereunto set our hand on this the day and year first above written.

R. E. Lynch
H. L. Haddy

H. F. Phillips (L. S.)

Minnie Phillips (L. S.)

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

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public within and for the Tulsa Co. Okla. District of Indian Territory aforesaid, duly commissioned and acting H. F. Phillips 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 Minnie Phillips wife of said H. F. Phillips 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 3rd day of Dec 1907

My commission expires 7/2/1910 1908

[SEAL]

Robert E. Lynch

Notary Public.

Filed for Record Dec 4 1907 at 2:45 o'clock P. M.

(Seal)

H. L. Haddy Deputy Clerk & Ex-Officio Recorder.