

COMPASS  
TRUST DEED.

6095

THIS DEED, Made and entered into this fourteenth day of August, Nineteen Hundred seven, 1907  
by and between Nettie Drew & A. W. Drew her husband

of the seventh Recording District of the Creek Nation of the Indian Territory, party of the first part, C. A. ALLEN, of the county of Bates, State of Missouri, party of the second part, and THE WALTON TRUST COMPANY, located at the City of Butler, in the State of Missouri, party of the third part,

WITNESSETH, That the said party is of the first part, in consideration of the trust hereinafter mentioned and of one dollar in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and confirm to the said party of the second part, or his successor in trust, the following described real estate, in the seventh Recording District of the Creek Nation of the Indian Territory to-wit:

The north half of the south west quarter and the east half of the south half of the south west quarter of section twenty-one (21) in township eighteen (18) north of range fourteen (14) east of the Indian Base and meridian containing one hundred twenty (120) acres more or less.

and possession of said real estate now deliver to said party of the second part.

The party is of the first part hereby expressly waive all right of appraisement, resale and redemption as now provided by law and the said Nettie Drew wife of the said A. W. Drew of the first part hereby releases and relinquishes all right of dower in and to said real estate.

TO HAVE AND TO HOLD the same, with the appurtenances thereto belonging or in anywise appertaining, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, or his successor in trust, and to his grantees and assigns, forever; the intention being to convey an absolute title in fee to said premises, which the said party is of the first part will WARRANT AND DEFEND.

IN TRUST, HOWEVER, for the following purposes: WHEREAS Nettie Drew and A. W. Drew her husband, the said parties is of the first part, have this day made, executed and delivered to the said party of the third part one promissory note of even date herewith, by which they promise to pay to THE WALTON TRUST COMPANY, or order, for value received, Two Thousand and no/100 \$2,000.00 DOLLARS, due and payable at the office of THE WALTON TRUST COMPANY, in Butler, Missouri, August 19 1912 after date, with interest from date at the rate of six per cent. per annum, interest payable annually as shown by five (5) coupons attached thereto for one hundred twenty dollars each, said coupons bear interest at the rate of eight per cent per annum from maturity until paid.

And the said party is of the first part do covenant and agree to pay all taxes and assessments levied on said premises before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings now existing, and those hereafter made upon said real estate, constantly insured against fire, lightning and wind-storms for the insurable value thereof, in some insurance company acceptable to THE WALTON TRUST COMPANY, and all such policy or policies of insurance shall be assigned to said party of the third part, its legal representatives or assigns. PROVIDED, HOWEVER, That such insurance shall not be REQUIRED for a greater sum than the amount of said in-

debtedness then on aid, but it is expressly agreed that every such contract of insurance, effected by said parties of the first part, their heirs, legal representatives or assigns shall be primarily subject to the benefit and security of said in debtedness.

NOW, THEREFORE, if the said party is of the first part shall pay, or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred and paid by the legal holder of said note in maintaining the priority of this trust deed, and shall perform all and singular the covenants herein contained then the estate hereby granted shall cease and this deed shall become null and void, and be released at the expense of the said party is of the first part; but in case of default in payment of any installment of interest or in the performance of any of the covenants and agreements herein contained, then, or at any time thereafter during default, the legal holder of said note may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in the payment of said promissory note at maturity, the said party of the second part, or his successor in trust, shall be entitled to the immediate possession of said premises, and of the rents, issues and profits thereof, and may proceed to sell said premises at the Court House door, in the City or Town of Wagoner in the seventh Recording District of the Creek Nation, Indian Territory, at public vendue, to the highest bidder, for cash, first giving not less than twenty days' notice of the time, terms and place of sale, and the property to be sold, by advertisement in some newspaper printed and published in the City or town aforesaid, and upon such sale shall execute and deliver a deed in fee simple of the property sold to the purchaser for the cash and receive the proceeds of said sale; and any statement of facts or recital by the said Trustee in relation to the non-payment of the money secured to be paid, the advertisement, sale, receipt of money, and the execution of the deed to the purchaser, shall be received as prima facie evidence of such fact, and such Trustee shall out of the proceeds of said sale, pay first the cost and expenses of executing this trust, including legal compensation to the Trustee for his services; and next he shall apply the proceeds remaining over to the payment of said debt and interest, or so much thereof as remains unpaid, and the remainder, if any, shall be paid to the said party is of the first part or their legal representatives.

And the said party of the second part hereby lets said premises to the said party is of the first part until a sale be had upon the following terms to-wit: The said party is of the first part and all persons claiming, or possessing said premises and any part thereof, shall pay rent therefor during said term at the rate of one cent per month, payable on demand, and shall and will surrender peaceable possession of said premises, and every part thereof sold under the foregoing provisions to said party of the second part or the purchaser at such sale, within ten days after such sale, and without notice or demand therefor.

And it is expressly covenanted and agreed, that in case of the death, resignation or inability to act of the said party of the second part, at any time when action under the foregoing powers and trusts may be required, the legal holder of said note shall be empowered to appoint, by an instrument in writing, a successor in trust under this deed, in whom the title to said premises shall thereupon vest for the uses and purposes herein expressed.

IN WITNESS WHEREOF, The said party is of the first part have hereunto set their hands, the day and year first above written.

Ed Dalton  
W. M. Rowe

Nettie M. Drew  
A. W. Drew

## ACKNOWLEDGMENT.

UNITED STATES OF AMERICA,  
Indian Territory, western Judicial Dist. } ss.

BE IT REMEMBERED, That on this day came before the undersigned, Wm. Law a Notary Public within and for the District and Territory aforesaid, duly commissioned and acting as A. W. Drew

to me well known as the grantor, in the foregoing deed of conveyance, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

And on the same day also voluntarily appeared before me the said Nettie Drew wife of the said A. W. Drew, to me well known as the person whose name appears upon the within and foregoing deed of conveyance, 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 expressed, for the purpose therein mentioned, contained and set forth, without compulsion or undue influence of her said husband. Witness my hand and seal as such Notary Public, this 22 day of August, A. D. 1912.

My commission expires 22-12-1910 (SEAL) Wm. Law Notary Public.

UNITED STATES OF AMERICA, INDIAN TERRITORY, JUDICIAL DIST. SS.

On this 19 day of August, 1912, before me personally appeared Nettie Drew to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as free act and deed. And the said Nettie Drew further declared to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Wagoner the day and year first above written.

Filed for record the 22 day of August, 1912 at 6 o'clock A.M.

Ed Dalton  
Deputy U. S. Clerk and Ex-Officio Recorder.