

of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said Lee Clinton, the second party his heirs and assigns forever, against the lawful claims of all persons whomsoever.

Provided always And this instrument is made, executed and delivered upon the following conditions to-wit:

First Said M. M. Hising & his wife Mollie J. Hising are justly indebted to the said party of the second part in the principal sum of Eight hundred & ten dollars in gold coin of the United States of the present standard of weight & fineness being for a loan thereof made by the said party of the second part to the said parties of the first part and payable ^{according} to the tenor and effect of a ^{negotiable} promissory note numbered executed and delivered by the said parties of the first part bearing date Jan'y 22 1908 payable to the order of said Lee Clinton, April 12 1909 after date, at Tulsa with interest thereon from date until maturity at the rate of 10 per cent per annum payable on the 12th day of April 1909 or on payment of note and ^{and} 10 per cent per annum after maturity, the installments of interest being further evidenced by - coupons attached to said principal note - and of even date therewith and payable to the order of said - at Second Said parties of the first part agree to pay all taxes and assessments on said lands and premises when the same are due, and to keep all buildings and improvements on said