

covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted and seized by a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and that he will warrant and defend the same in the quiet and peaceable possession of said Lee Clinton. The second party here and assigns forever against the claims of all persons whomsoever.

Provided Always, and this instrument is made, created and delivered upon the following conditions to-wit:

First: Said Don Platt is justly indebted unto the said party of the second part for the principal sum of Ten Hundred & Eighty Dollars in gold coin of the United States of the present standard of weight and fineness, being for loan thereon made by the said party of the second part to the said Don Platt and payable according to the tenor and effect of a certain negotiable promissory note, numbered, executed and delivered by the said Don Platt bearing date 2/8, 1908 payable to the order of said Lee Clinton Burdette after date at Tulsa Okla. with interest thereon from maturity at the rate of 10 per cent per annum, payable annually on the 1 day of - and - in each year, and - 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 Lee Clinton at Tulsa, Okla.

Second: Said party of the first part agree to pay, maintain and assessments on said lands and premises when the same are due, and to keep all buildings and improvements on said land insured in some recognized fire insurance company, to the satisfaction of