clear of all incumbrances, and that R. C. Alder + Alice M. Alder will warrant and defend the same in the quiet and peaceable possession of said J. H. McGee the second part 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 R. C. Alder and Alice M. Alder are justly indebted unto the said party of the second part in the principal sum of Eight hundred dollars, in gold coin of the United States of the present standard of weight and fineness, being for a loan thereof made by the said party of the second part, to the said R. C. Alder + Alice M. Alder and payable according to the tenor and effect of a certain negotiable promissory note — numbered — executed and delivered by the said parties of the first part having date 2/1 1905 payable to the order of said J. H. McGee one year after date at Tulsa Okla, with interest thereon from date until maturity, at the rate of 8 per cent per annum payable annually on the — 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 J. H. McGee at Tulsa, Okla.

Second: Said parties of the first part agree to pay all taxes and assessments on said lands