

This Indenture, Made this 29th day of February A. D. 1908, between W. D. Steer

of Tulsa County, in the State of Oklahoma, of the first part, and C. E. Ditz

of Tulsa County, in the State of Oklahoma, of the second part:

WITNESSETH, That said part 1 of the first part, in consideration of the sum of Six hundred Fifty five Dollars, the receipt of which is hereby acknowledged, do hereby these presents Grant, Bargain, Sell and Convey unto said part 2 of the second part his heirs and assigns, the following described REAL ESTATE, situated in Tulsa County, and State of Oklahoma, to-wit:

Lot Thirteen (13) in Block Eleven (11) in the Green Addition to the City of Tulsa, Okla. according to the amended plat thereof.

TO HAVE AND TO HOLD THE SAME, unto the said part 2 of the second part his heirs and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

PROVIDED, ALWAYS, And these presents are upon this express condition, that whereas said W. D. Steer ha 2 this day executed and delivered a certain promissory note in writing to said part 2 of the second part, described as follows:

One note dated Feb. 29, 1908 due May 28, 1908, for 655-00 to C. E. Ditz.

Now, if said part 1 of the first part shall pay or cause to be paid to said part 2 of the second part his heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then this mortgage shall be wholly discharged and void; and otherwise shall remain in full force and effect. But if said sum or sums of money, or any part thereof, or any interest thereon, is not paid when the same is due, and if the taxes and assessments of every nature, which are or may be assessed and levied against said premises or any part thereof are not paid when the same are by law made due and payable, the whole of said sum or sums, and interest thereon, shall then become due and payable, and said part 2 of the second part shall be entitled to the possession of said premises. And the said part 1 of the first part for said consideration do hereby expressly waive an appraisal of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

IN WITNESS WHEREOF, The said part 1 of the first part ha 2 hereunto set his hand the day and year first above written.

W. D. Steer
W. D. Steer

STATE OF OKLAHOMA, } ss.
Tulsa COUNTY.

Before me, Orceval E. Magee Notary Public, in and for said County and State on this 29th day of February 1908, personally appeared W. D. Steer and 2 to me known to be the identical person

who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission expires June 29 1910
(Seal)

Orceval E. Magee
Notary Public

This instrument was filed for Record on the 14 day of Mar A. D. 1908, at 10 o'clock A. M., and duly recorded the 14 day of Mar 1908

By H. C. Wackley Deputy.

(Seal)

Register of Deeds.

State of Oklahoma ss. Before me, A. B. Safford, a Notary Public in and for said County of Tulsa, personally appeared W. D. Steer and C. E. Ditz, both of whom are known to me to be the identical persons who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth. My commission expires 7/8 1911. (Seal)