

This Indenture, Made this 23rd day of November, A. D. 1908, between

H. P. Knipper and Cora Knipper, his wife  
of Tulsa County, in the State of Oklahoma, of the first part, and

Lydia H. Lockwood  
of Tulsa County, in the State of Oklahoma, of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of Three hundred fifty Dollars, the receipt of which is hereby acknowledged, do by these presents Grant, Bargain, Sell and Convey unto said party of the second part her heirs and assigns, the following described REAL ESTATE, situated in Tulsa County, and State of Oklahoma, to-wit:

all of lot twelve (12) in block fifteen (15) of Highlands First Addition to the City of Tulsa, Oklahoma, according to the plat thereof filed and recorded in the proper office in said County and State.

TO HAVE AND TO HOLD THE SAME, unto the said party of the second part her 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 H. P. Knipper and Cora Knipper, his wife have this day executed and delivered their certain promissory note in writing to said party of the second part, described as follows:

Three hundred fifty (\$350.00) Dollars payable one year after date at 10% interest payable semi annually.

Parties of the first part hereby agree to keep the property insured for a sum not less than \$300.00 with loss payable clause in favor of the mortgagee, also agree to keep the premises in good repair during the life of the mortgage.

Now, if said parties of the first part shall pay or cause to be paid to said party of the second part her 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 party of the second part shall be entitled to the possession of said premises. And the said parties 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 parties of the first part have hereunto set their hands the day and year first above written.

H. P. Knipper  
Mrs. Cora Knipper

STATE OF OKLAHOMA, } ss.

Tulsa COUNTY. Before me, James E. Hopkins a Notary Public in and for said County and State on this 24th day of November 1908, personally appeared

H. P. Knipper and Mrs. Cora Knipper to me known to be the identical persons who executed the within and 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 July 30th 1911.

James E. Hopkins  
Notary Public

This instrument was filed for Record on the 25 day of Nov, A. D. 1908, at 2:25 o'clock P. M., and duly recorded the 25 day of Nov, 1908.

By Seal Deputy.

A. C. N. Ashley Register of Deeds.