

free from all incumbrance; that ^{we} they have good right to sell and convey the same to the said John O. Mitchell as aforesaid; and that we will and our heirs, executors and administrators, shall forever warrant and defend the title to said real estate against all lawful claims and demands whatever.

And I, the said Carolyn E. Lundquist, wife of the said George M. Lundquist, for and in consideration of said sum of money, do hereby release and quit-claim, transfer and relinquish, unto the said John O. Mitchell, and his heirs and assigns, all of my right or possibility of dower in or to said lands/

The foregoing conveyance is on conditions: That Whereas, the said George M. Lundquist is justly indebted unto the said John O. Mitchell in the sum of Two Hundred Dollars, for borrowed money, evidenced by certain promissory note, dated May , 14, 1908.

Now if the said George M. Lundquist shall pay or cause said note to be paid, with interest according to the tenor and effect thereof, then this instrument to be null and void; otherwise to remain in full force and effect.

And it is hereby further stipulated that during the continuance of this instrument in force, the said George M. Lundquist shall at all times keep all taxes fully paid, as required by law, and shall keep the buildings on said premises insured against loss or damage by fire and tornado in the sum of not less than \$200/00; loss, if any, payable to the said John O. Mitchell as his interest may appear.

AND IT IS FURTHER HEREBY AGREED, that in case the said George M. Lundquist shall make default in payment of taxes or of keeping said building insured as aforesaid, then the said John O. Mitchell or his legal representative, may pay such taxes, and effect such insurance, and the amount necessarily expended therefor, with interest at ----- per cent, per annum from the date of such expenditure until repaid shall be considered a sum, the repayment of which is intended to be hereby secured. And we hereby waive all rights of appraisal or redemption to which we are entitled under the Acts of the Legislature, approved March 17, 1879 and March 17, 1883, respectively.

And if default be made in the payment of the sums hereby secured at maturity, or when the same or either of them becomes due and payable, then the said grantee or his assigns, agent or attorney, shall have power to sell said property at public sale, to the highest bidder for cash in Tulsa, Okla., public notice of the time and place of said sale having first been given..... days, by advertising in some newspaper published in said or by printed or written hand bills posted up in public places in said city, at which sale the said grantee or assigns may bid and purchase as any third person might do; and we hereby authorize the said grantee or assignee to convey said property to anyone purchasing at the said sale, and the recitals of his deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be applied, first, to the payment of all costs and expenses attending said sale; second, to the payment of said debt and interest; and the remainder, if any, shall be paid to said grantors.

WITNESS, our hands on this 14th, day of May, A. D., 1908.

George M. Lundquist (SEAL)

Carolyn E. Lundquist (SEAL)

ACKNOWLEDGEMENT.

UNITED STATES OF AMERICA, STATE OF OKLAHOMA,)
COUNTY OF TULSA.) SS.

On this 14, day of May, A. D., 1908, before James D. Meadows, a Notary Public within and for the above named State & County, duly commissioned and acting, appeared in person George M. Lundquist and Carolyn E. Lundquist, to me personally well known as the