

MORTGAGE OF REAL PROPERTY.

THIS INDENTURE, Made this First day of May, A. D. 1910, between B. F. Pettus Sulsa, I. T. and Frankie C. Pettus, his wife, and John T. Lay of Missouri, witnesseth, that

WHEREAS, the said B. F. Pettus is justly indebted to the said

in the sum of Two thousand DOLLARS, (\$2000) which is

evidence by one certain promissory note of even date herewith, to-wit:

One note due May 1, 1910, for \$2000; one note due 190 for \$

One note due 190 for \$, and one note due 190 for \$.

NOW, THEREFORE, the said B. F. Pettus and

Frankie C. Pettus his wife, for the better securing the payment of the money aforesaid, with interest thereon according to the tenor and effect of said note above mentioned, do hereby grant, bargain, sell and convey unto the said

John T. Lay, his heirs and assigns forever, the following described real estate, to-wit:
The north half of lot One (1), Block one hundred and eighty eight (188)
according to the approved survey and plat of the town of Sulsa, Western
District, Creek Nation, Indian Territory. Being a plot of ground
fifty (50) feet by one hundred and forty (140) feet, having a frontage
of fifty (50) feet on South Detroit street and a frontage of one
hundred and forty (140) feet on South Ninth street.

with all the improvements thereon at the present time, or that hereafter may be placed thereon, together with all the privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD the above granted, bargained, and described premises unto the said John T. Lay his heirs and assigns and unto their own proper use, benefit and behoof forever.

AND WHEREAS, For the further security of said indebtedness, the said part of the first part, covenant and agree with the said part of the second part to keep the improvements on the said property at all times in a state of good repair and constantly insured for the benefit of the said part of the second part his heirs and assigns in one or more insurance companies satisfactory to the said part of the second part, against fire lightning or tornadoes. Should the part of the first part make default in the performance of any of these stipulations, the said part of the second part may immediately perform and discharge the same, and all accounts so expended by the said part of the second part, heirs or assigns, in paying said taxes, insurance premiums, liens or special assessments or in protecting said title, or making said repairs, shall become a debt due in addition to the indebtedness aforesaid, and secured in like manner by this mortgage, and shall bear interest from the time of the payment thereof at the rate of eight per cent per annum payable on demand.

And for the consideration aforesaid, and for divers other good and valuable considerations, Frankie C. Pettus wife of said B. F. Pettus do hereby release and quit-claim unto the said

John T. Lay heirs and assigns, all my right, claim or possibility of dower in and out of the aforesaid premises.

CONDITIONED, However, that if the said B. F. Pettus his heirs, executors, or administrators, shall well and truly pay or cause to be paid to the said John T. Lay his executors, administrators, or assigns, the aforesaid sum of money, with interest thereon, according to the tenor of said note, then this instrument shall be void otherwise to remain in full force and effect.

IN TESTIMONY WHEREOF, we have hereunto set our hand on this the day and year first above written.

B. F. Pettus (L. S.)
Frankie C. Pettus (L. S.)

UNITED STATES OF AMERICA,
 WESTERN DISTRICT,
 INDIAN TERRITORY

BE IT REMEMBERED: That on this day came before me, the undersigned, a Notary Public within and for the Western District of Indian Territory aforesaid, duly commissioned and acting to me known as the mortgagor in the foregoing instrument, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

And on the same day voluntarily appeared before me, the said Frankie C. Pettus wife of said B. F. Pettus to me well known; and in the absence of her said husband declared that she had, of her own free will, executed said deed and signed and sealed the relinquishment of dower and homestead in said mortgage for the consideration and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 11th day of May, 1910.
 [SEAL] Western Dist. I. T. Henry L. Reed Notary Public.
 My commission expires February 15th 1910.

Filed for record May 13 1910 at 10 o'clock P. M.

Chas. S. Gorton
Deputy S. C. Clerk & Co. Official Rec.