

MORTGAGE OF REAL PROPERTY.

THIS INDENTURE, Made this first day of July, A. D., 1907, between A. R. Knott exors and his wife, and

of Texas, witnesseth, that

WHEREAS, the said A. R. Knott is justly indebted to the said G. E. Petrick

in the sum of four thousand DOLLARS, (\$4,000.00) which is evidence by 4 certain promissory note of even date herewith, to-wit:

One note due 1-1, 1908, for \$1,000.00, one note due 7-1, 1908, for \$1,000.00
One note due 1-1, 1909, for \$1,000.00, and one note due 7-1-09-190 for \$1,000.00

NOW, THEREFORE, the said A. R. Knott and Anula Knott his wife, for the better securing the payment of the money aforesaid, with in-

terest thereon according to the tenor and effect of said note above mentioned, do hereby grant, bargain, sell and convey unto the said G. E. Petrick his heirs and assigns forever, the following described real estate, to-wit:

The south seventy five feet (75) of Lot three (3) in Block one hundred and thirty eight (138) in the city Lubbock, Lind. Tex. as is shown by the Government Survey & plat thereof

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 G. E. Petrick 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, I, Anula Knott wife of said A. R. Knott, do hereby release and quit-claim unto the said G. E. Petrick his heirs and assigns, all my right, claim, or possibility of dower in and out of the aforesaid premises.

CONDITIONED, However, that if the said A. R. Knott, his heirs, executors, or administrators, shall well and truly pay or cause to be paid to the said G. E. Petrick, 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.

A. R. Knott (I. S.)

Anula Knott (I. S.)

UNITED STATES OF AMERICA,
Western District
INDIAN TERRITORY

State of Texas
County of Harris

BE IT REMEMBERED: That on this day came before me, the undersigned, a Notary Public within and for the County of Harris and State of Texas District of Indian Territory aforesaid, duly commissioned and acting A. R. Knott 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 Anula Knott wife of said A. R. Knott 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 home 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 15th day of July, 1907.

(SEAL) Co. of Harris, Texas W. R. Ross Notary Public.
My commission expires 190 Harris County Texas

Filed for rec. rd Jul 29 1907, at 10 o'clock a.m. O. T. Horton

Deputy U. S. Clerk & Ex. Officer Rec.